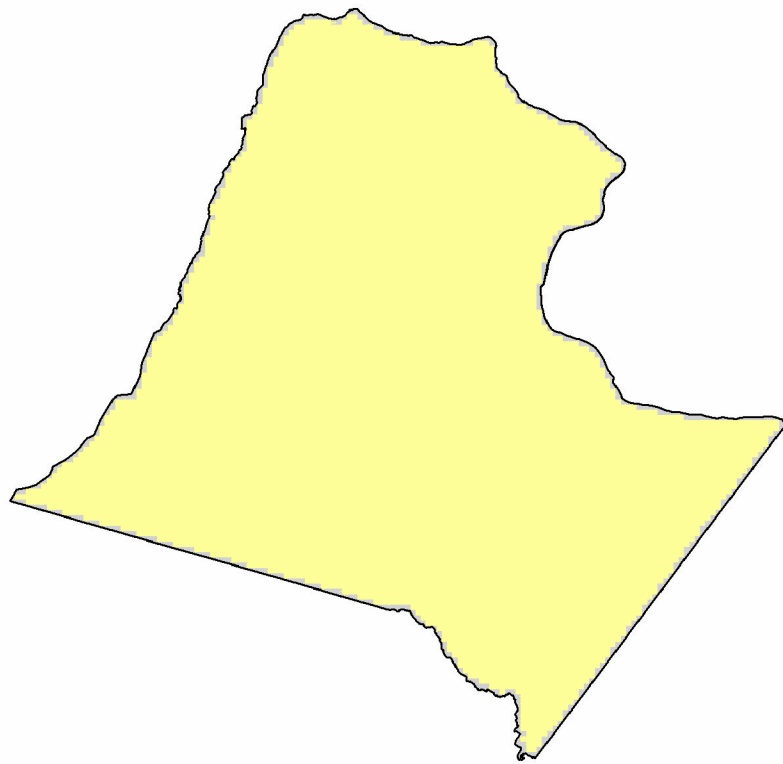


# **Basic Housing and Employment Data and Projections:**

## **Databook**



Produced for:  
Loudoun County, Virginia's Department of Family Services

Produced by:  
**AECOM CONSULT**

**June 2006**

# Basic Housing and Employment Data and Projections: Databook

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## **Section 1. Commuting Patterns in Loudoun County**

In this section, data describing trips to work by origin, destination and income range are provided. These data were obtained from the Washington Metropolitan Council of Government's (MWCOC) Round 7.0 Cooperative forecast at the Transportation Analysis Zone (TAZ) level.

Data for all locations in Loudoun County were aggregated to the planning subarea level and demonstrate the number of trips that did or are projected to occur:

- within each planning subarea
- from one planning subarea to another planning subarea
- from one planning subarea to any other jurisdiction in the MWCOC region
- From any other jurisdiction in the MWCOC region to a planning subarea

Trips that originated from outside the MWCOC region, were destined for locations outside the MWCOC region, or had an origin and destination outside the MWCOC region (i.e. pass through trips) were not included in these data.

Data are provided for years including 2002, 2010, 2020, and 2030. Data are disaggregated by income of the household in which the trip began and include ranges of \$0 to \$29,999, \$30,000 to \$49,999, \$50,000 to \$74,999, and \$75,000 and above. All income figures are in 1994 dollars.

**Table 1-1. 2002 Home Based Work Trips From Households Earning Less Than \$30,000**

Trips From Households Earning Less than \$30,000		To																																					
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County							
From	Potomac	401	348	249	114	0	15	0	0	1	1	45	34	1	3	0	1	0	0	0	0	27	5	888	2	0	0	0	0	0	2	0	0	0					
	Sterling	132	555	243	174	0	12	0	1	2	0	36	24	2	2	0	0	0	0	0	0	20	5	810	2	0	0	0	0	0	1	0	0						
	Ashburn	90	249	961	110	2	56	0	0	4	1	12	8	1	7	0	1	0	0	0	0	8	0	450	1	0	0	0	0	0	2	0	0						
	Dulles	19	72	157	266	2	16	0	0	0	2	10	4	1	1	0	0	0	0	0	0	6	5	1,003	18	0	0	0	0	0	9	1	0						
	Rt. 15 South	12	32	84	43	12	39	0	1	0	3	0	0	0	5	0	1	0	0	0	0	0	0	155	9	0	1	0	0	0	9	0	0						
	Leesburg	235	496	1,273	115	7	1,188	7	7	19	4	7	12	2	110	0	5	1	0	0	0	2	1	408	9	0	1	0	0	0	9	3	3						
	Rt. 15 North	30	65	166	15	0	84	27	9	8	0	7	62	0	233	1	16	1	0	0	0	0	0	33	0	0	0	0	0	0	1	2	3						
	Northwest	30	77	230	17	0	129	5	96	43	3	18	153	4	649	10	62	1	0	0	0	3	1	42	0	0	0	0	0	0	3	11	33						
	Rt. 7 West	153	364	1,086	91	10	595	17	39	560	22	7	27	0	235	2	12	3	0	0	0	2	1	282	12	0	1	0	0	0	21	51	32						
	Southwest	35	86	273	138	17	112	2	4	46	177	0	2	0	24	0	1	2	0	0	0	0	1	511	36	0	1	0	0	0	110	25	8						
	District of Columbia	10	27	18	50	0	1	1	0	0	0	63,669	4,044	9,199	15	1	720	2,396	19	1	86	4,844	1,914	5,821	35	0	1	0	0	1	0	0	0						
	Montgomery County	6	17	19	53	0	5	0	3	1	0	14,656	33,933	4,839	966	50	1,880	353	0	0	5	965	269	3,413	8	1	0	0	0	0	1	0	1						
	Prince George's County	3	8	10	33	0	0	0	0	0	0	26,708	5,129	45,114	16	0	2,244	5,588	153	19	985	2,738	1,401	3,143	46	1	0	0	0	0	0	0	0						
	Frederick County	10	21	67	5	0	34	8	30	9	1	109	1,283	51	15,572	561	364	39	0	0	0	0	16	0	60	0	0	0	0	0	1	6	31						
	Carroll County	0	0	4	1	0	0	2	1	0	0	7	140	28	1,461	11,477	1,842	196	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	1					
	Howard County	0	0	0	0	0	0	0	0	0	0	199	340	1,369	116	45	7,445	2,629	0	0	0	0	16	1	39	0	0	0	0	0	0	0	0						
	Anne Arundel County	0	1	0	0	0	0	0	0	0	0	829	434	3,142	6	6	5,130	30,811	186	2	41	96	42	72	0	1	0	0	0	0	0	0	0						
	Calvert County	0	0	0	0	0	0	0	0	0	0	268	26	733	0	0	7	709	4,668	1,152	258	28	33	43	1	2	0	0	0	0	0	0	0						
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	102	5	394	0	0	4	42	798	10,834	1,502	11	14	26	1	81	1	0	0	0	0	0	0						
	Charles County	0	1	1	0	0	0	0	0	0	0	1,012	36	3,326	1	0	5	191	179	157	7,433	75	121	164	2	92	0	0	0	0	0	0	0						
	Arlington County	13	36	32	97	0	1	0	0	0	0	13,687	1,101	644	7	1	56	139	1	0	6	5,950	1,829	4,407	46	0	2	0	2	4	0	0	0						
	Alexandria	5	14	13	40	0	0	0	0	0	0	6,640	596	820	1	0	37	111	1	1	25	2,884	4,808	7,746	102	0	3	0	2	2	0	0	0						
	Fairfax County*	394	1,315	1,074	2,174	5	35	1	0	0	2	8,827	1,761	1,117	10	0	83	127	4	0	26	4,509	3,232	49,266	773	0	29	5	9	106	0	1	0						
	Prince William County*	32	133	347	596	11	46	0	2	2	13	1,600	173	130	2	0	2	6	0	0	1	485	739	14,036	13,399	3	498	82	99	804	0	0	0						
	King George County	0	0	0	0	0	0	0	0	0	0	2	0	3	0	0	0	2	0	4	59	0	0	5	19	2,567	119	82	87	1	0	0	0						
	Stafford County	0	1	1	1	0	0	0	0	0	2	57	5	9	0	0	0	0	0	0	3	39	79	808	1,474	121	4,846	1,043	949	111	0	0	0						
Fredericksburg	0	0	0	0	0	0	0	0	0	0	7	1	2	0	0	0	0	0	0	0	6	14	141	248	56	936	2,637	665	20	0	0	0							
Spotsylvania County	1	1	1	0	0	0	0	0	0	0	15	1	4	0	0	0	0	0	0	1	9	22	218	434	80	1,293	992	5,122	30	0	0	0							
Fauquier County	5	24	88	91	6	26	2	1	10	61	8	3	1	4	0	3	0	0	0	0	1	4	684	499	6	469	85	132	3,740	6	2	0							
Clarke County	65	147	429	47	8	244	8	14	103	44	0	6	1	132	1	9	4	0	0	0	0	0	130	29	0	0	0	0	0	116	828	128							
Jefferson County	56	116	401	24	8	272	13	72	120	11	15	210	7	2,712	36	229	25	0	0	0	2	1	57	4	0	0	0	0	0	21	517	3,951							

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

Table 1-2. 2002 Home Based Work Trips From Households Earning \$30,000 to \$49,999

Trips From Households Earning \$30,000 to \$49,999		To																																
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
From	Potomac	823	851	691	314	1	82	1	2	7	1	186	106	15	14	0	1	0	0	0	0	137	31	2,336	31	0	0	0	0	0	5	1	0	
	Sterling	241	1,100	565	370	0	56	0	2	4	2	131	74	10	10	0	1	0	0	0	0	96	23	1,888	35	0	0	0	0	0	6	1	0	
	Ashburn	173	521	1,783	358	2	202	3	1	18	3	95	60	7	30	0	1	0	0	0	0	76	17	1,674	38	0	0	0	0	0	6	3	3	
	Dulles	33	127	259	385	9	39	0	0	2	10	37	23	3	5	0	0	0	0	0	0	33	15	1,650	109	0	0	0	0	0	19	3	0	
	Rt. 15 South	7	27	68	42	4	34	0	0	5	4	0	4	0	2	0	1	0	0	0	0	3	1	146	22	0	0	0	0	0	7	1	1	
	Leesburg	263	660	1,647	399	11	1,872	21	7	88	17	61	71	5	162	1	5	0	0	0	0	51	11	1,707	63	0	0	0	0	0	23	24	18	
	Rt. 15 North	14	43	102	29	1	61	13	6	12	2	7	51	2	118	0	6	1	0	0	0	1	0	93	2	0	0	0	0	0	2	4	4	
	Northwest	21	61	158	44	2	105	7	66	58	3	14	117	4	353	3	17	3	0	0	0	7	2	149	6	0	0	0	0	0	4	19	52	
	Rt. 7 West	64	171	452	121	4	315	7	26	455	23	19	33	0	110	0	3	1	0	0	0	15	5	530	29	0	0	0	0	0	14	58	43	
	Southwest	20	62	161	100	10	86	2	4	59	130	1	5	0	20	0	1	0	0	0	0	1	0	382	68	0	0	0	0	0	77	35	12	
	District of Columbia	12	48	34	70	0	3	0	0	0	0	39,345	3,557	2,996	27	1	235	419	4	0	35	5,023	1,286	3,826	43	1	0	1	0	0	4	0	0	
	Montgomery County	26	76	103	141	1	33	5	8	3	1	22,242	55,293	3,475	2,120	97	1,478	201	1	0	10	2,805	554	6,462	25	0	0	0	0	0	2	3	20	
	Prince George's County	7	54	39	100	0	1	0	0	0	0	45,932	8,264	58,723	59	8	2,028	6,313	189	36	1,105	8,063	2,934	7,977	74	14	1	0	0	0	0	0	1	
	Frederick County	52	125	345	72	1	244	39	116	85	8	354	5,020	188	30,583	746	460	99	0	0	0	97	14	401	7	0	0	0	0	0	5	62	328	
	Carroll County	2	5	18	3	0	17	2	13	6	0	34	1,133	158	5,046	15,332	3,313	693	0	0	0	6	0	25	0	0	0	0	0	0	1	5	36	
	Howard County	3	2	7	7	0	6	0	4	0	0	1,778	2,511	3,884	732	138	14,400	4,385	3	0	2	202	54	360	3	0	0	0	0	0	0	2	7	
	Anne Arundel County	1	1	2	4	0	1	0	1	1	0	5,080	1,809	10,031	67	18	7,367	47,825	339	7	176	1,013	330	727	4	0	0	0	0	0	0	0	0	
	Calvert County	0	0	0	1	0	0	0	0	0	0	1,270	97	1,994	0	0	17	1,287	5,973	2,478	651	201	164	209	0	28	0	1	0	0	0	0	0	
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	333	10	751	0	0	2	69	919	12,899	1,962	52	57	71	0	322	3	5	3	0	0	0	0	
	Charles County	0	0	0	1	0	0	0	0	0	0	4,212	106	6,468	0	0	9	348	297	368	9,435	470	477	650	8	307	3	2	5	1	0	0	0	
	Arlington County	23	70	70	93	0	8	0	0	0	1	13,255	757	488	9	0	25	51	3	0	9	6,930	1,543	6,143	58	0	1	1	0	5	0	0	0	
	Alexandria	12	23	24	42	0	1	0	0	0	2	6,736	351	544	2	0	10	46	2	0	17	3,643	3,352	4,039	75	1	4	0	0	0	3	0	0	
	Fairfax County*	331	1,252	1,310	1,762	5	117	0	1	7	19	17,571	2,440	1,860	38	0	69	120	2	1	47	11,118	5,694	59,687	2,197	0	42	16	10	255	3	0		
	Prince William County*	73	299	660	947	29	143	2	1	9	63	4,422	307	364	7	0	0	10	1	0	5	1,852	1,845	19,481	25,222	13	669	207	175	1,556	8	0	0	
	King George County	0	0	0	0	0	0	0	0	0	0	7	0	35	0	0	0	3	9	45	314	1	2	9	56	2,729	167	186	120	8	0	0	0	0
	Stafford County	1	4	8	9	1	2	0	0	0	2	251	18	47	0	0	0	0	0	1	14	276	336	2,252	3,666	277	6,671	2,420	1,446	538	0	0	0	
Fredericksburg	0	0	1	0	0	0	0	0	0	1	12	1	3	0	0	0	0	0	0	1	2	15	21	136	230	52	505	1,899	354	38	0	0		
Spotsylvania County	0	0	2	2	0	1	0	0	0	0	61	6	10	0	0	0	0	0	2	10	74	97	672	1,342	248	2,339	2,613	7,028	209	0	0	0		
Fauquier County	7	34	97	103	6	42	0	2	20	83	5	3	2	3	0	1	0	0	0	0	5	7	756	1,190	7	269	99	86	3,733	15	5	0		
Clarke County	45	120	323	94	6	219	4	17	152	64	1	11	0	101	1	4	0	0	0	0	1	1	271	76	0	1	0	0	110	937	207	0		
Jefferson County	46	121	359	81	3	269	12	83	203	27	9	233	6	1,569	17	80	10	0	0	0	3	1	236	20	0	0	0	0	0	31	664	4,576		

\* Includes independent cities contained within.

Source: MWCOG's Round 7.0 Cooperative Forecast.

Table 1-3. 2002 Home Based Work Trips From Households Earning \$50,000 to \$74,999

Trips From Households Earning \$50,000 to \$74,999		To																																			
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County					
From	Potomac	1,114	1,272	1,078	394	2	221	6	1	23	5	505	243	46	38	1	5	4	0	0	1	359	85	4,388	39	0	0	0	0	0	8	14	12				
	Sterling	276	1,253	709	380	1	114	3	0	16	3	305	144	28	18	0	4	2	0	0	0	218	51	2,980	34	0	1	0	0	0	8	6	8				
	Ashburn	266	836	2,771	560	6	550	9	8	57	10	358	182	31	89	2	4	2	0	0	0	275	65	3,897	51	0	0	0	0	0	11	33	31				
	Dulles	26	107	221	283	9	54	1	1	7	10	62	32	7	7	0	0	0	0	0	0	52	18	1,562	65	0	0	1	0	17	4	5					
	Rt. 15 South	10	34	84	41	12	71	1	0	11	9	6	6	1	9	0	0	0	0	0	0	5	0	231	13	0	0	0	0	9	9	3					
	Leesburg	192	511	1,274	326	16	2,052	23	23	137	20	127	100	10	218	1	10	2	0	0	0	97	24	2,133	39	0	0	0	0	0	19	77	69				
	Rt. 15 North	9	28	72	21	3	68	13	7	19	1	10	54	1	142	3	7	0	0	0	0	4	1	106	1	0	0	0	0	1	11	16					
	Northwest	15	43	123	34	0	125	7	87	81	4	24	126	4	431	10	23	7	0	0	0	9	2	193	4	0	0	0	0	3	49	158					
	Rt. 7 West	40	132	344	104	3	366	5	42	547	22	32	40	2	146	3	5	0	0	0	0	30	6	652	13	0	0	0	0	0	16	183	171				
	Southwest	16	59	151	81	11	132	3	12	110	126	5	8	1	31	0	1	1	0	0	0	7	2	426	38	0	0	1	1	56	123	57					
	District of Columbia	5	39	32	44	0	6	0	0	0	1	46,118	3,240	3,904	38	0	393	729	13	5	60	4,878	1,517	3,182	24	1	2	0	0	0	1	0	1				
	Montgomery County	38	127	148	176	2	66	11	32	12	0	49,600	101,388	8,915	4,784	360	4,059	564	11	3	24	6,333	1,207	8,580	41	0	0	0	0	0	6	17	160				
	Prince George's County	9	30	35	61	1	3	0	2	0	0	62,754	7,005	80,043	78	12	2,237	10,520	581	360	3,071	7,655	2,955	8,415	94	102	4	4	2	1	0	0	0				
	Frederick County	43	97	279	71	1	315	52	182	141	5	540	6,665	464	40,270	1,950	794	238	0	0	0	154	17	524	5	0	0	0	0	0	1	214	1,300				
	Carroll County	0	2	8	1	0	12	2	12	3	0	21	718	199	3,230	16,265	2,779	816	0	0	0	3	1	11	0	0	0	0	0	0	0	9	67				
	Howard County	2	3	5	5	1	8	3	6	3	0	2,226	3,142	6,344	1,252	365	21,810	6,886	3	0	4	256	69	259	1	0	0	0	0	0	0	7	39				
	Anne Arundel County	0	1	1	2	0	0	0	0	0	0	4,870	1,254	11,787	54	23	6,657	56,891	527	49	246	617	176	512	2	4	1	0	0	0	0	0	1				
	Calvert County	0	0	0	0	0	0	0	0	0	0	1,065	82	1,676	0	0	28	1,660	6,417	3,566	526	219	171	144	2	41	0	1	0	0	0	0	0				
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	115	4	232	0	0	1	28	656	11,692	985	20	24	19	2	371	4	5	1	0	0	0	0				
	Charles County	0	0	0	1	0	0	0	0	0	0	3,672	95	5,483	0	0	20	506	571	1,468	11,533	547	533	470	6	866	7	15	3	0	0	0	0				
	Arlington County	26	78	84	84	0	14	0	0	0	0	17,823	1,052	717	13	0	47	118	3	0	14	10,056	2,235	6,952	67	0	3	2	1	6	0	1	0				
	Alexandria	7	22	43	37	0	1	1	0	0	0	11,911	476	754	5	0	22	99	6	0	32	5,890	4,981	5,186	87	2	8	3	4	1	0	0	0				
	Fairfax County*	790	2,999	3,186	3,522	31	568	5	5	69	55	45,520	5,336	3,258	99	1	177	319	14	6	170	27,668	14,550	113,537	4,130	6	225	110	73	528	38	24					
	Prince William County*	55	238	520	680	34	182	5	3	21	75	7,127	351	405	13	0	2	12	0	0	12	2,838	1,872	22,644	23,594	70	1,801	1,008	661	1,250	29	3					
	King George County	0	0	0	0	0	0	0	0	0	0	2	0	9	0	0	0	1	5	61	152	0	0	2	15	2,033	77	131	71	1	0	0	0				
	Stafford County	0	2	3	5	1	1	0	0	0	2	190	11	25	0	0	0	0	1	5	14	205	152	1,383	2,796	525	7,452	3,919	2,131	273	0	0	0				
	Fredericksburg	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0	0	0	0	1	2	3	4	31	66	53	259	1,349	233	8	0	0	0				
	Spotsylvania County	0	0	0	1	0	0	0	0	0	0	26	3	4	0	0	0	0	0	1	0	10	33	25	256	656	405	2,034	3,403	7,265	73	0	0				
Fauquier County	14	57	172	177	18	118	4	5	58	167	13	10	3	9	0	0	0	0	0	1	22	7	2,049	1,493	34	786	463	321	5,890	86	36						
Clarke County	11	35	96	28	4	100	1	11	86	25	2	3	0	49	1	1	0	0	0	0	1	0	119	14	0	0	0	0	0	30	872	288					
Jefferson County	7	24	75	19	2	94	3	34	82	6	4	65	3	535	8	30	4	0	0	0	1	1	89	3	0	0	0	0	0	7	472	3,979					

\* Includes independent cities contained within.

Source: MWCOG's Round 7.0 Cooperative Forecast.

Table 1-4. 2002 Home Based Work Trips From Households Earning More than \$75,000

Trips From Households Earning More than \$75,000		To																																
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
From	Potomac	1,230	1,408	1,075	329	2	308	3	3	18	3	544	197	32	36	0	3	3	0	0	0	405	72	4,179	32	0	0	0	0	0	5	14	14	
	Sterling	261	1,212	584	276	0	137	0	3	8	1	292	105	17	16	0	0	1	0	0	0	218	38	2,489	24	0	0	0	0	0	3	8	4	
	Ashburn	368	1,241	3,665	727	5	1,107	8	14	69	9	677	257	39	114	2	3	2	0	0	0	526	95	5,815	63	0	1	0	0	9	48	48		
	Dulles	20	83	147	175	4	53	0	0	5	5	54	25	2	4	0	0	0	0	0	0	44	14	1,028	35	0	0	0	0	1	8	2	4	
	Rt. 15 South	11	44	88	46	7	115	1	3	6	4	7	8	0	7	0	1	0	0	0	0	8	1	264	11	0	0	1	0	3	10	7		
	Leesburg	137	390	872	228	12	1,955	10	12	81	8	127	69	4	139	2	4	0	0	0	0	106	16	1,731	26	0	0	1	0	8	57	56		
	Rt. 15 North	7	21	47	12	0	59	7	6	6	3	8	31	1	89	1	2	0	0	0	0	4	1	85	1	0	0	0	0	0	8	11		
	Northwest	16	42	97	25	0	143	2	60	44	4	19	88	4	325	5	11	3	0	0	0	10	1	194	0	0	0	0	0	4	35	133		
	Rt. 7 West	36	114	272	78	4	422	8	26	329	12	43	32	1	103	2	3	1	0	0	0	0	40	5	633	7	0	0	0	0	5	163	164	
	Southwest	13	53	128	65	4	162	0	6	78	56	11	8	0	26	0	0	0	0	0	0	0	11	0	372	23	0	0	0	1	26	103	51	
	District of Columbia	17	83	85	74	0	22	0	0	5	0	70,477	7,121	2,141	67	1	386	369	14	6	60	6,894	2,100	6,204	27	3	1	2	1	1	2	2		
	Montgomery County	87	277	309	309	0	159	11	25	24	1	80,448	119,553	7,130	5,359	315	2,930	484	10	2	36	9,318	1,791	19,871	62	0	3	1	1	8	25	218		
	Prince George's County	4	36	29	46	0	5	0	0	0	0	49,002	5,033	40,790	47	5	950	5,146	327	241	1,959	8,178	2,255	5,916	52	71	3	4	2	3	0	3		
	Frederick County	22	60	130	35	1	218	18	72	62	0	328	3,109	156	19,144	748	215	80	0	0	0	116	8	321	3	0	0	0	0	0	0	105	726	
	Carroll County	0	1	10	0	0	14	4	8	4	0	25	585	119	2,759	10,541	1,401	516	0	0	0	0	2	0	13	0	0	0	0	0	0	9	68	
	Howard County	3	7	9	10	0	23	3	9	6	0	3,948	4,657	5,981	2,179	468	19,156	6,697	4	0	6	361	91	598	1	0	0	0	0	0	0	7	91	
	Anne Arundel County	0	0	1	2	0	0	0	0	0	0	6,413	1,433	8,970	64	15	4,211	42,303	388	50	245	1,211	235	614	2	4	0	0	0	0	0	0	4	
	Calvert County	0	0	0	0	0	0	0	0	0	0	1,700	85	1,313	0	0	17	1,067	4,200	2,626	402	273	153	156	2	32	0	0	0	0	0	0	0	
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	136	1	148	0	0	1	14	373	7,351	611	18	15	16	0	250	2	4	1	0	0	0		
	Charles County	0	1	0	0	0	0	0	0	0	0	4,765	77	3,575	0	0	8	247	353	1,158	7,844	493	357	369	4	654	4	14	5	0	0	0		
	Arlington County	42	123	123	109	1	32	0	0	4	2	26,096	1,262	540	24	0	34	83	0	1	12	11,789	1,835	8,916	55	0	5	2	2	6	1	0		
	Alexandria	8	39	29	28	0	8	0	0	0	1	14,229	454	604	6	0	7	68	5	0	32	5,683	4,408	5,086	67	1	7	4	1	1	1	0		
	Fairfax County*	1,658	6,011	5,660	5,237	30	1,616	12	15	121	67	67,115	5,132	2,196	204	4	96	166	17	8	194	46,306	17,567	176,424	3,541	3	179	119	69	351	69	66		
	Prince William County*	103	467	943	994	30	551	3	5	55	88	9,802	406	417	26	0	4	6	0	0	10	3,712	2,797	27,200	20,918	66	1,478	1,203	588	1,215	60	23		
	King George County	0	0	0	0	0	0	0	0	0	0	1	0	5	0	0	0	1	4	49	98	0	0	2	8	1,100	36	88	36	1	0	0		
	Stafford County	0	2	1	6	0	2	0	0	0	1	216	12	21	0	0	0	0	0	4	13	218	194	1,080	1,667	367	4,657	3,386	1,393	152	0	0		
Fredericksburg	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	1	3	2	15	23	24	104	758	96	3	0	0			
Spotsylvania County	0	1	1	0	0	0	0	0	0	0	31	0	3	0	0	0	0	1	2	9	31	32	182	359	280	1,217	2,875	4,552	38	0	0			
Fauquier County	15	69	175	152	11	175	2	2	42	95	17	8	4	8	0	1	0	0	0	0	23	13	1,987	1,191	28	509	427	222	3,543	76	32			
Clarke County	6	20	46	17	1	76	1	4	37	8	1	2	0	24	1	0	0	0	0	0	0	1	74	6	0	0	0	0	9	452	175			
Jefferson County	4	15	35	9	0	63	0	14	32	3	2	28	0	246	5	6	2	0	0	0	0	2	0	55	2	0	0	0	0	1	219	2,204		

\* Includes independent cities contained within.

Source: MWCOG's Round 7.0 Cooperative Forecast.

Table 1-5. 2010 Home Based Work Trips From Households Earning Less Than \$30,000

Trips From Households Earning Less than \$30,000		To																																
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
From	Potomac	381	427	325	198	0	14	1	0	0	0	39	26	5	3	0	0	1	0	0	0	24	4	1,043	1	0	0	0	0	0	0	0	0	
	Sterling	118	648	332	277	0	7	0	0	0	0	23	15	4	1	0	0	0	0	0	0	16	3	855	1	0	0	0	0	0	1	0	0	
	Ashburn	146	484	2,521	328	2	83	2	0	3	0	16	11	0	15	0	0	0	0	0	0	11	3	949	5	0	0	0	0	0	2	0	0	
	Dulles	46	242	804	864	13	27	0	0	1	3	4	2	1	2	0	0	0	0	0	0	9	6	2,198	43	0	1	0	0	15	1	0	0	
	Rt. 15 South	13	46	177	103	25	65	1	1	5	3	0	0	0	12	0	0	1	0	0	0	0	6	188	13	0	1	0	0	12	1	0	0	
	Leesburg	319	714	1,921	323	9	1,947	24	10	30	4	10	30	1	322	2	6	3	0	0	0	8	0	869	6	0	0	0	0	6	6	3	0	
	Rt. 15 North	36	77	233	27	1	153	58	15	11	0	6	98	2	546	4	16	2	0	0	0	0	0	47	0	0	1	0	0	0	0	3	3	
	Northwest	22	40	160	21	3	138	14	158	60	0	12	182	3	1,284	7	72	6	0	0	0	0	1	1	36	1	0	0	0	0	15	46	0	
	Rt. 7 West	178	327	1,141	191	21	966	45	90	1,038	24	14	45	3	742	3	21	11	0	0	0	3	3	428	13	0	1	2	0	22	83	71	0	
	Southwest	29	93	392	247	36	177	5	13	103	187	2	4	0	70	0	6	0	0	0	0	1	0	434	42	0	1	0	0	151	43	15	0	
	District of Columbia	4	19	8	58	0	0	0	0	0	0	67,147	4,224	10,397	22	2	826	2,303	21	5	120	5,709	2,210	5,786	23	0	0	0	0	0	0	0	0	0
	Montgomery County	8	11	15	36	0	5	0	1	0	0	15,485	39,037	5,217	1,411	48	2,427	290	3	0	8	1,145	291	3,319	2	0	0	0	0	0	0	0	1	
	Prince George's County	2	3	6	25	0	0	0	0	0	0	26,286	5,072	50,264	17	1	2,680	5,385	184	26	1,602	2,952	1,625	2,875	24	2	0	0	0	0	0	0	0	
	Frederick County	2	4	31	4	3	20	5	20	1	0	65	961	40	19,671	383	302	22	0	0	0	12	0	29	0	0	0	0	0	0	1	17	0	
	Carroll County	0	0	1	1	0	0	0	1	0	0	5	118	23	2,252	12,791	1,995	128	0	0	0	1	0	4	0	0	0	0	0	0	0	0	2	0
	Howard County	0	0	0	1	0	0	0	1	1	0	144	307	1,245	163	36	9,190	2,601	0	0	0	11	4	22	0	0	0	0	0	0	0	0	0	0
	Anne Arundel County	0	0	0	0	0	0	0	0	0	0	666	286	2,926	3	2	4,691	34,241	241	1	44	82	37	56	0	0	0	0	0	0	0	0	0	0
	Calvert County	0	0	0	0	0	0	0	0	0	0	222	19	713	0	0	4	693	5,991	1,095	322	23	31	35	0	2	0	0	0	0	0	0	0	0
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	72	3	342	0	0	2	31	917	12,574	1,825	9	19	20	1	84	0	1	0	0	0	0	0	0
	Charles County	0	0	0	0	0	0	0	0	0	0	950	33	3,318	0	0	5	118	216	184	9,455	79	152	166	3	83	1	1	0	0	0	0	0	0
Arlington County	8	31	27	77	0	0	0	0	0	0	14,656	1,153	750	8	0	60	135	2	0	11	7,132	2,121	4,589	30	0	1	1	0	0	0	0	0	0	
Alexandria	3	7	12	33	0	0	0	0	0	0	6,967	599	1,057	0	0	34	122	1	0	41	3,304	5,996	8,050	73	1	3	2	1	0	0	0	0		
Fairfax County*	379	1,690	1,455	2,505	3	26	0	0	1	1	8,986	1,812	1,298	9	0	85	116	1	0	45	5,156	3,813	58,183	763	0	27	12	2	60	1	0	0		
Prince William County*	20	177	796	1,014	19	48	0	3	0	15	1,779	175	154	7	0	5	15	0	0	2	562	943	19,087	16,351	5	936	235	135	1,437	0	0	0	0	
King George County	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	1	5	59	0	1	1	11	3,269	6,673	1,783	1,164	80	2	0	0	0
Stafford County	0	1	1	0	0	0	0	0	0	0	22	4	6	0	0	0	1	0	1	0	18	53	596	1,258	163	115	1,783	1,164	62	0	0	0	0	
Fredericksburg	0	1	0	0	0	0	0	0	0	0	2	1	1	0	0	0	0	0	0	0	2	5	73	140	70	1,064	3,541	738	7	0	0	0	0	
Spotsylvania County	0	0	0	1	0	0	0	0	0	0	7	3	0	0	0	0	2	0	0	0	2	7	119	258	94	1,552	1,774	6,786	12	0	0	0	0	
Fauquier County	4	23	112	103	13	34	0	3	27	70	2	5	1	11	0	1	0	0	0	0	4	1	463	529	7	994	163	191	4,674	12	2	0	0	
Clarke County	50	89	336	80	15	301	14	27	171	46	0	10	0	227	1	14	2	0	0	0	0	0	87	26	0	1	0	2	123	1,092	247	0	0	
Jefferson County	22	42	167	24	5	213	16	88	132	5	32	336	7	3,479	23	170	44	0	0	0	9	1	39	0	0	0	0	0	8	456	5,049	0	0	0

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.



Table 1-6. 2010 Home Based Work Trips From Households Earning \$30,000 to \$49,999

		To																																
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
From	Trips From Households Earning \$30,000 to \$49,999	904	1,017	867	468	1	87	0	0	11	1	181	108	15	17	0	0	0	0	0	0	0	153	27	2,716	19	0	0	0	0	4	2	0	
	Sterling	271	1,255	715	555	1	54	1	1	4	1	117	68	10	11	0	1	0	0	0	0	0	98	18	2,077	21	0	0	0	0	4	0	0	
	Ashburn	300	967	4,139	909	6	419	11	6	26	7	135	83	9	74	0	1	0	0	0	0	0	121	21	3,168	53	0	0	0	0	9	8	3	
	Dulles	95	406	1,174	1,382	30	142	3	1	22	28	48	22	4	19	0	0	0	0	0	0	0	52	20	3,893	305	0	1	0	0	60	4	4	
	Rt. 15 South	11	38	124	80	18	59	1	1	11	7	3	2	0	9	0	0	0	0	0	0	0	1	1	186	27	0	0	0	0	12	4	1	
	Leesburg	346	968	2,771	874	18	319	45	27	149	12	83	124	3	412	1	9	0	0	0	0	0	82	14	2,838	57	0	0	0	0	19	26	27	
	Rt. 15 North	21	57	167	53	1	117	37	15	21	0	6	77	1	254	0	6	0	0	0	0	0	4	1	138	3	0	0	0	0	0	5	7	
	Northwest	18	54	172	67	1	133	19	151	101	2	14	149	3	696	2	23	1	0	0	0	0	2	0	148	6	0	0	0	0	0	24	74	
	Rt. 7 West	65	194	568	238	11	455	27	64	899	22	13	40	1	273	2	5	0	0	0	0	0	11	1	656	22	0	0	0	0	19	88	77	
	Southwest	18	67	215	153	19	137	6	13	136	161	1	3	0	43	0	0	0	0	0	0	0	2	1	322	78	0	0	0	0	97	61	28	
	District of Columbia	8	24	29	40	0	1	0	0	1	1	41,112	3,663	3,273	21	1	251	323	9	0	50	5,656	1,386	3,521	26	0	1	0	0	0	2	0	0	
	Montgomery County	18	47	87	94	1	27	10	10	7	1	23,297	63,189	4,070	3,048	82	1,931	201	2	0	8	3,091	535	5,746	9	0	0	0	0	0	0	2	12	
	Prince George's County	7	25	18	54	0	1	0	0	1	0	47,453	8,746	64,837	72	5	2,347	5,327	212	47	1,615	9,137	3,346	7,121	47	13	1	1	0	1	0	0	0	
	Frederick County	24	61	210	61	0	178	35	107	61	1	274	4,361	168	39,666	548	389	55	0	0	0	0	74	6	230	1	0	0	0	0	1	33	201	
	Carroll County	2	3	8	0	0	10	3	14	2	0	23	1,033	130	7,303	17,051	3,497	439	0	0	0	0	2	0	14	0	0	0	0	0	0	3	20	
	Howard County	0	1	6	4	0	2	2	3	0	0	1,579	2,666	3,775	1,051	117	18,056	4,354	0	0	5	205	49	245	0	0	0	0	0	0	0	0	5	
	Anne Arundel County	0	1	1	1	0	0	0	1	0	0	4,914	1,526	10,436	57	9	7,448	52,993	426	13	180	1,038	312	533	2	0	0	0	0	0	0	0	0	0
	Calvert County	0	0	0	0	0	0	0	0	0	0	1,250	88	2,240	0	0	15	1,180	7,838	2,650	900	205	175	170	2	24	0	1	0	0	0	0	0	0
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	266	12	700	0	0	1	48	1,001	14,985	2,409	48	67	60	0	332	2	2	2	0	0	0	0	0
	Charles County	0	0	0	0	0	0	0	0	0	0	4,254	100	7,124	0	0	11	197	332	460	12,334	554	619	673	4	320	4	4	2	0	0	0	0	0
Arlington County	13	50	49	78	0	0	0	0	2	1	14,754	827	562	5	0	24	44	0	0	13	8,269	1,758	6,192	37	0	1	0	1	2	0	0	0	0	
Alexandria	5	19	11	31	0	0	0	0	0	0	7,304	361	696	0	0	13	35	1	1	30	4,222	4,078	4,081	48	0	3	4	0	1	1	0	0	0	
Fairfax County*	384	1,445	1,550	1,959	6	112	2	1	9	15	18,875	2,721	2,268	38	0	66	86	6	0	72	12,936	6,862	69,841	1,937	1	43	22	5	182	1	1	1		
Prince William County*	70	314	975	1,255	52	188	4	1	31	66	4,841	311	436	13	0	1	3	0	0	5	2,131	2,354	24,814	33,365	13	1,128	448	210	2,581	10	1	0	0	
King George County	0	0	0	0	0	0	0	0	0	0	4	0	24	0	0	0	2	5	46	326	1	2	2	29	3,702	155	224	109	3	0	0	0	0	
Stafford County	0	2	4	4	1	0	0	0	1	0	142	12	36	0	0	0	0	0	1	1	18	168	248	1,907	3,407	451	9,875	4,088	1,928	370	0	0	0	
Fredericksburg	0	0	1	0	0	0	0	0	0	0	5	1	1	0	0	0	0	0	0	0	3	6	10	76	140	79	605	2,558	413	18	0	0	0	
Spotsylvania County	0	0	1	1	1	0	0	0	0	0	30	3	7	0	0	0	0	0	0	1	8	29	41	380	865	367	2,971	4,586	9,691	106	0	0	0	
Fauquier County	4	26	99	99	14	48	3	7	45	99	0	2	1	12	0	0	0	0	0	0	1	2	472	1,337	12	587	194	133	4,995	24	7	0	0	
Clarke County	34	98	314	134	14	259	12	28	257	64	0	12	0	145	1	1	0	0	0	0	0	1	1	224	60	0	0	0	0	108	1,174	344	0	0
Jefferson County	22	72	251	87	4	254	20	112	268	14	12	262	3	2,051	11	55	2	0	0	0	0	4	0	140	9	0	0	0	0	15	662	5,955	0	0

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

Table 1-7. 2010 Home Based Work Trips From Households Earning \$50,000 to \$74,999

Trips From Households Earning \$50,000 to \$74,999		To																															
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County	
From	Potomac	1,389	1,469	1,469	622	1	240	4	4	26	2	453	224	40	40	0	4	2	0	0	0	371	73	5,041	25	0	0	0	0	6	9	10	
	Sterling	358	1,417	960	598	1	130	2	3	15	2	264	131	23	20	0	1	1	0	0	0	219	43	3,307	23	0	0	0	0	1	5	6	4
	Ashburn	466	1,328	6,161	1,230	9	1,092	16	19	113	12	377	195	28	174	1	4	0	0	0	0	333	59	5,920	55	0	0	0	0	0	13	46	48
	Dulles	90	340	1,128	1,263	36	237	4	4	47	44	95	47	5	27	1	0	0	0	0	0	88	24	3,866	185	0	2	2	1	42	29	14	
	Rt. 15 South	15	48	173	94	18	122	4	2	24	15	9	6	0	15	0	0	0	0	0	0	6	2	289	20	0	0	0	0	9	15	9	
	Leesburg	274	746	2,466	714	16	3,436	54	41	247	20	158	144	10	447	2	7	2	0	0	0	146	24	3,231	35	0	0	0	0	12	101	113	
	Rt. 15 North	16	44	142	47	1	138	35	16	33	3	8	75	3	260	4	5	1	0	0	0	4	0	162	3	0	0	0	0	0	14	24	
	Northwest	14	49	164	62	1	172	23	173	137	6	15	149	6	750	8	25	4	0	0	0	3	2	186	3	0	0	0	0	0	64	262	
	Rt. 7 West	48	155	516	182	8	535	24	83	1,094	24	24	39	1	282	0	5	1	0	0	0	23	4	734	9	0	0	0	0	14	276	326	
	Southwest	14	54	223	136	19	189	10	19	223	159	2	7	0	51	1	0	0	0	0	0	4	1	345	36	0	1	0	0	59	194	116	
	District of Columbia	8	22	31	34	0	2	0	0	0	0	47,791	3,282	4,143	20	0	394	601	18	0	75	5,519	1,627	2,950	20	1	2	2	0	3	0	0	
	Montgomery County	22	91	165	148	2	103	20	24	16	1	51,562	114,851	11,253	6,452	283	5,330	643	8	1	28	6,919	1,183	7,704	19	0	0	1	0	1	19	103	
	Prince George's County	5	22	28	44	0	2	0	0	0	0	65,541	7,548	88,870	78	10	2,561	9,240	661	400	4,290	8,638	3,520	7,877	83	123	1	0	0	1	0	0	
	Frederick County	24	63	253	70	3	296	57	168	117	2	463	6,292	558	52,239	1,512	721	152	0	0	0	131	9	345	4	0	0	0	0	0	118	1,075	
	Carroll County	0	2	5	0	0	8	1	10	4	0	16	675	175	4,580	18,454	2,983	579	0	0	0	2	0	10	0	0	0	0	0	0	4	51	
	Howard County	0	0	4	6	0	8	5	3	2	0	1,986	3,513	6,201	1,707	318	26,866	7,104	3	0	2	266	53	187	0	0	0	0	0	0	2	31	
	Anne Arundel County	0	1	0	2	0	0	0	0	0	0	4,539	1,112	11,856	40	11	6,547	63,090	669	58	245	608	157	372	0	3	0	0	0	0	0	0	0
	Calvert County	0	0	0	0	0	0	0	0	0	0	1,049	79	1,877	0	0	26	1,548	8,390	4,068	724	226	180	120	0	47	0	0	0	0	0	0	0
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	86	4	214	0	0	0	20	692	13,355	1,182	18	29	15	0	428	1	4	2	0	0	0	0
	Charles County	0	1	0	2	0	0	0	0	0	0	3,808	86	5,969	0	0	15	291	634	1,727	14,747	663	709	498	3	1,037	6	9	4	0	0	0	0
Arlington County	25	62	70	86	0	12	0	0	0	0	19,526	1,100	798	15	0	43	91	3	1	16	12,001	2,540	7,011	35	0	5	1	1	3	0	0		
Alexandria	6	21	20	34	1	1	0	0	0	0	12,812	488	906	0	0	27	77	3	2	58	6,859	5,994	5,229	62	2	4	7	0	2	0	0		
Fairfax County*	1,049	3,393	4,157	4,151	26	612	6	12	71	42	47,507	5,717	3,703	89	0	166	223	23	9	240	31,777	17,243	132,247	3,967	6	241	180	51	342	30	19		
Prince William County*	49	224	830	1,032	61	272	4	5	63	101	7,223	312	438	12	0	6	10	0	1	5	3,081	2,165	28,486	31,084	74	3,017	2,056	840	1,900	42	7		
King George County	0	0	0	0	0	0	0	0	0	0	1	0	5	0	0	0	0	6	51	141	0	0	0	9	2,721	69	151	66	0	0	0	0	
Stafford County	0	0	1	4	0	0	0	0	0	0	92	8	17	0	0	0	2	0	3	11	112	95	1,024	2,497	801	10,094	5,971	2,792	176	0	0		
Fredericksburg	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	2	0	2	15	38	75	287	1,705	265	4	0	0		
Spotsylvania County	0	0	0	0	1	0	0	0	0	0	12	1	1	0	0	0	0	0	1	8	11	7	119	391	546	2,332	5,444	9,515	33	0	0		
Fauquier County	9	36	178	205	37	142	4	9	148	232	2	5	0	16	0	1	0	0	0	1	6	2	1,362	1,811	53	1,527	792	478	7,736	138	58		
Clarke County	9	28	103	40	4	109	5	14	132	24	0	4	0	51	1	1	0	0	0	0	0	1	91	7	0	1	1	0	23	996	463		
Jefferson County	4	15	57	19	4	79	6	41	100	4	3	55	1	533	5	14	1	0	0	0	2	0	44	0	0	0	0	0	4	437	5,125		

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

Table 1-8. 2010 Home Based Work Trips From Households Earning More than \$75,000

		To																																
From	Trips From Households Earning More than \$75,000	Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
Potomac		1,774	1,553	1,675	515	1	346	5	2	18	1	418	150	23	28	0	3	0	0	0	1	369	59	4,614	19	0	0	0	0	0	1	8	10	
Sterling		382	1,321	925	427	2	160	2	3	11	0	223	82	11	13	0	0	1	0	0	0	197	32	2,705	11	0	0	0	0	0	2	5	6	
Ashburn		685	1,715	8,708	1,348	11	2,038	19	16	115	12	526	197	24	160	1	4	0	0	0	0	487	72	7,529	43	0	0	0	0	0	6	55	67	
Dulles		78	251	873	863	15	255	1	4	26	24	87	31	3	14	0	0	0	0	0	0	81	14	2,633	87	0	3	0	0	0	14	16	11	
Rt. 15 South		18	64	229	93	7	195	0	3	24	10	10	6	0	14	0	0	0	0	0	0	13	1	348	11	0	0	0	0	0	3	14	13	
Leesburg		228	595	2,147	498	9	3,331	24	23	152	10	146	84	7	231	2	2	0	0	0	0	143	16	2,682	19	0	0	0	0	0	3	63	84	
Rt. 15 North		14	32	126	27	2	135	16	8	19	0	6	38	1	132	0	2	0	0	0	0	5	0	135	1	0	0	0	0	0	0	8	16	
Northwest		16	53	190	55	2	233	14	110	92	2	11	102	3	506	4	9	1	0	0	0	5	2	214	0	0	0	0	0	0	1	47	210	
Rt. 7 West		51	153	528	153	5	654	9	45	690	11	27	25	2	163	1	1	0	0	0	0	30	2	753	6	0	0	0	0	0	7	212	284	
Southwest		18	55	230	103	6	235	4	11	145	81	4	4	0	32	0	0	0	0	0	0	9	0	324	21	0	0	0	0	0	19	135	96	
District of Columbia		24	70	94	83	0	19	0	0	2	0	72,025	6,884	2,243	56	1	351	320	12	3	68	7,877	2,314	6,039	29	0	3	0	0	0	0	0	0	
Montgomery County		83	268	456	315	1	251	26	26	21	3	85,756	133,930	9,094	6,653	229	3,874	615	9	0	28	10,454	1,882	19,838	28	0	1	2	0	0	20	163		
Prince George's County		3	25	31	48	0	7	0	0	0	0	50,960	5,288	45,783	67	7	1,061	4,624	353	239	2,546	9,683	2,782	5,842	36	75	0	3	1	0	0	2		
Frederick County		15	46	212	42	0	268	22	78	56	1	311	3,090	225	24,417	554	191	54	0	0	0	104	10	256	0	0	0	0	0	0	59	641		
Carroll County		1	1	9	1	0	17	1	8	4	0	17	583	109	3,863	11,744	1,499	384	0	0	0	3	0	10	0	0	0	0	0	0	4	59		
Howard County		1	4	14	6	0	26	2	9	4	0	3,930	5,601	6,047	2,891	387	23,612	7,212	0	0	7	416	88	531	0	0	0	0	0	0	6	72		
Anne Arundel County		0	0	0	3	0	0	0	0	0	0	5,975	1,279	8,835	38	9	4,163	47,649	443	50	223	1,251	222	455	2	2	0	0	0	0	0	1		
Calvert County		0	0	0	0	0	0	0	0	0	0	1,742	80	1,553	0	0	17	1,068	5,440	3,012	566	296	177	138	2	37	1	0	0	0	0	0		
St. Mary's County		0	0	0	0	0	0	0	0	0	0	111	3	152	0	0	0	12	386	8,273	758	18	20	15	0	291	1	3	1	0	0	0		
Charles County		0	0	0	1	0	0	0	0	0	0	5,079	74	4,207	0	0	5	149	371	1,280	9,970	614	519	426	4	776	3	11	6	0	0	0		
Arlington County		37	123	167	112	0	38	0	1	1	0	27,634	1,259	581	15	0	27	67	1	0	17	14,114	2,116	9,373	32	0	4	4	0	0	1	0	0	
Alexandria		14	25	42	34	0	5	0	0	0	0	14,862	434	733	1	0	14	58	5	2	46	6,567	5,373	5,306	46	0	2	5	2	1	0	0	0	
Fairfax County*		2,566	6,876	8,979	6,492	30	1,945	18	19	128	46	64,795	4,863	2,396	156	1	80	117	17	6	256	51,413	20,370	204,271	3,144	3	162	151	36	182	44	55		
Prince William County*		163	546	2,222	2,088	97	1,113	9	6	135	177	9,479	339	444	29	0	0	6	0	0	3	3,995	3,379	36,663	29,856	63	2,282	2,229	685	1,803	92	43		
King George County		0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	2	40	96	0	0	0	3	1,481	33	100	33	0	0	0	0
Stafford County		0	0	3	2	0	1	0	0	0	0	118	5	15	0	0	0	0	0	1	2	14	125	140	895	1,617	544	6,191	5,007	1,805	89	0	0	
Fredericksburg		0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	9	15	33	113	935	108	2	0	0	
Spotsylvania County		0	0	0	0	0	0	0	0	0	0	11	1	0	0	0	0	0	0	0	1	8	10	13	93	233	371	1,365	4,468	5,868	17	0	0	
Fauquier County		15	54	259	248	22	232	1	8	113	167	1	1	3	10	0	0	0	0	0	0	1	7	4	1,631	1,513	38	1,005	735	340	4,425	113	56	
Clarke County		5	19	73	23	1	89	3	6	58	9	1	2	0	22	0	0	0	0	0	0	0	0	0	66	4	0	0	0	0	6	479	267	
Jefferson County		4	10	39	9	0	64	3	14	45	3	2	22	0	222	3	4	1	0	0	0	0	0	0	32	0	0	0	0	0	2	199	2,802	

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

**Table 1-9. 2020 Home Based Work Trips From Households Earning Less Than \$30,000**

From	To																															
	Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County	
Trips From Households Earning Less than \$30,000																																
Potomac	393	337	323	238	0	28	1	2	0	0	71	39	5	3	0	0	0	0	0	0	43	5	1,147	3	0	0	0	0	0	0	0	0
Sterling	136	591	320	319	0	22	0	0	0	1	49	26	2	2	0	0	1	0	0	0	27	5	1,023	6	0	0	0	0	0	0	0	0
Ashburn	209	585	3,564	667	3	185	2	1	8	2	36	20	2	13	0	0	0	0	0	0	23	4	1,480	23	0	0	0	0	0	7	0	0
Dulles	83	299	1,282	1,384	20	80	0	2	5	6	13	6	2	3	0	0	0	0	0	0	30	15	3,562	148	0	2	0	0	0	39	0	0
Rt. 15 South	16	46	250	162	48	92	3	0	11	11	0	1	1	6	0	0	0	0	0	0	0	1	299	38	0	0	0	0	29	2	0	
Leesburg	332	762	2,511	700	13	2,334	31	15	78	2	44	52	2	207	0	2	0	0	0	0	27	3	1,815	8	0	0	0	0	6	7	1	
Rt. 15 North	51	123	331	72	3	234	142	33	30	0	11	173	4	686	2	12	4	0	0	0	2	0	151	0	0	0	0	0	0	3	1	
Northwest	45	89	324	73	4	261	37	313	126	1	19	258	3	1,483	6	54	11	0	0	0	7	0	99	1	0	0	0	0	0	14	49	
Rt. 7 West	251	563	1,683	449	12	1,141	37	99	1,445	25	16	30	1	312	1	11	0	0	0	0	13	3	880	11	0	0	0	0	18	63	34	
Southwest	28	73	418	287	70	237	6	15	216	316	2	7	0	30	0	4	0	0	0	0	0	2	377	76	0	1	3	1	264	58	10	
District of Columbia	15	21	15	101	0	0	0	0	0	0	72,945	4,580	12,343	28	0	769	1,969	15	1	106	6,616	2,656	6,606	22	0	0	0	0	1	0	0	
Montgomery County	7	16	12	47	0	5	1	1	0	0	15,770	44,833	6,615	1,660	22	2,560	294	1	0	3	1,297	308	3,124	3	0	0	0	0	0	0	1	
Prince George's County	4	4	7	26	0	0	0	0	0	0	25,495	4,887	58,480	17	0	2,611	4,969	167	15	1,440	3,054	1,897	2,926	25	2	0	0	0	0	0	0	
Frederick County	5	4	21	9	0	25	11	28	7	1	65	1,282	84	23,058	486	440	40	0	0	0	11	3	38	1	0	0	0	0	0	3	16	
Carroll County	0	0	1	0	0	0	0	1	0	0	4	94	26	1,958	14,202	2,225	138	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
Howard County	0	0	0	0	0	0	0	0	0	0	84	235	1,262	117	21	10,570	3,108	0	0	0	7	2	14	0	0	0	0	0	0	0	0	
Anne Arundel County	0	0	1	1	0	0	0	0	0	0	478	205	2,835	2	1	5,551	35,928	219	1	30	62	35	42	0	0	0	0	0	0	0	0	
Calvert County	0	0	0	0	0	0	0	0	0	0	211	15	780	0	0	9	743	6,577	1,056	299	26	32	32	0	2	0	0	0	0	0	0	
St. Mary's County	0	0	0	0	0	0	0	0	0	0	86	3	441	0	0	0	32	1,102	14,299	2,095	7	27	20	0	79	0	1	0	0	0	0	
Charles County	0	0	0	1	0	0	0	0	0	0	1,050	36	4,756	0	0	9	107	241	201	10,659	89	199	183	2	89	0	1	1	0	0	0	
Arlington County	15	35	39	118	0	0	0	0	0	0	15,446	1,216	798	11	0	49	99	1	1	10	7,735	2,285	4,911	27	0	0	0	0	0	0	0	
Alexandria	2	15	17	34	0	0	0	0	0	0	7,003	603	1,186	2	0	38	92	1	0	29	3,576	6,899	8,107	51	0	2	0	0	0	0	0	
Fairfax County*	516	1,655	1,576	3,331	7	99	3	1	8	2	10,128	1,713	1,493	16	0	59	104	0	0	28	6,420	4,806	65,427	946	0	25	7	1	66	0	0	
Prince William County*	72	475	1,258	1,729	49	97	1	0	4	17	1,550	81	147	3	0	6	14	1	0	2	630	1,093	21,478	20,082	2	951	209	44	1,729	1	0	
King George County	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	3	23	0	0	1	3	4,013	110	113	67	0	0	0	
Stafford County	0	2	4	2	0	0	0	0	0	0	16	5	4	0	0	1	2	0	0	0	11	35	420	1,208	245	9,436	2,418	1,130	61	0	0	
Fredericksburg	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	1	2	27	70	78	989	4,300	887	4	0	0	
Spotsylvania County	0	0	0	1	0	0	0	0	0	0	7	2	2	0	0	0	0	0	0	0	0	3	39	102	88	1,280	2,312	9,061	5	0	0	
Fauquier County	3	9	96	122	24	40	3	2	47	90	0	1	0	5	0	0	0	0	0	0	1	4	335	615	3	1,607	174	140	6,576	16	2	
Clarke County	51	96	382	66	17	365	13	33	289	58	0	7	0	109	0	14	0	0	0	0	0	0	71	22	0	4	0	0	122	1,270	251	
Jefferson County	16	31	162	40	3	234	14	108	201	6	57	317	12	3,212	13	170	43	0	0	0	12	0	81	2	0	0	0	0	5	717	7,352	

\* Includes independent cities contained within.

Source: MWCOG's Round 7.0 Cooperative Forecast.

Table 1-10. 2020 Home Based Work Trips From Households Earning \$30,000 to \$49,999

		To																															
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County	
From	Trips From Households Earning \$30,000 to \$49,999	936	925	888	547	1	142	3	2	17	2	265	129	18	17	0	0	0	0	0	0	202	32	2,848	40	0	0	0	0	4	3	0	
	Potomac	297	1,265	700	629	2	90	3	0	13	0	183	84	11	11	0	0	0	0	0	0	138	19	2,286	42	0	0	0	0	5	2	0	
	Sterling	399	1,167	5,683	1,493	13	743	18	9	80	13	230	118	12	66	1	0	0	0	0	0	190	29	4,381	176	0	0	0	0	27	8	4	
	Ashburn	162	560	2,007	2,296	67	303	5	7	43	43	92	44	6	15	0	0	0	0	0	0	110	39	5,989	871	0	1	0	0	133	6	1	
	Dulles	16	44	163	129	27	84	1	1	22	15	6	1	0	6	0	0	0	0	0	0	5	0	257	67	0	0	0	0	23	2	1	
	Rt. 15 South	467	1,141	3,850	1,368	25	3,914	77	43	299	20	187	164	11	318	0	3	0	0	0	0	160	30	4,205	115	0	0	0	0	27	29	16	
	Leesburg	29	76	240	94	3	176	99	30	56	2	8	132	2	326	2	3	0	0	0	0	0	4	1	208	6	0	0	0	0	1	5	6
	Rt. 15 North	32	87	313	134	1	225	36	272	174	6	12	196	3	755	3	13	1	0	0	0	6	1	233	12	0	0	0	0	3	21	78	
	Northwest	109	267	857	369	11	577	27	85	1,227	20	18	32	3	157	1	1	0	0	0	0	0	17	4	883	30	0	0	0	0	15	74	46
	Rt. 7 West	20	57	266	173	40	167	8	16	233	259	1	2	0	22	0	0	0	0	0	0	2	0	275	125	0	0	0	0	157	71	23	
	Southwest	9	30	30	56	0	1	0	0	0	0	43,822	3,812	3,584	26	0	168	203	8	0	41	6,567	1,523	3,598	8	0	0	0	0	1	0	0	
	District of Columbia	28	66	55	114	0	28	7	9	7	0	24,289	72,053	4,742	3,097	51	1,542	168	1	0	11	3,577	580	5,648	12	0	0	0	0	0	0	6	
	Montgomery County	15	29	23	64	0	1	0	0	0	0	48,412	8,878	73,744	65	3	1,879	4,278	156	34	1,317	10,033	3,801	7,037	27	8	0	1	0	0	0	0	
	Prince George's County	22	42	188	84	0	178	62	150	93	2	266	5,326	251	47,080	608	457	68	0	0	0	85	9	243	2	0	0	0	0	0	31	192	
	Frederick County	1	1	3	1	0	4	3	8	1	0	18	1,014	164	7,168	19,254	3,932	440	0	0	0	0	1	0	5	0	0	0	0	0	0	0	0
	Carroll County	0	2	2	3	0	4	1	3	0	0	1,242	2,666	4,350	816	78	20,892	5,474	2	0	0	166	34	182	0	0	0	0	0	0	0	10	
	Howard County	0	0	2	2	0	0	0	0	0	0	4,343	1,404	11,448	35	5	8,357	56,686	364	6	124	976	313	474	2	0	0	0	0	0	0	0	
	Anne Arundel County	0	0	0	1	0	0	0	0	0	0	1,387	79	2,674	0	0	12	1,184	8,613	2,652	932	243	190	173	0	16	0	0	0	0	0	0	
	Calvert County	0	0	0	0	0	0	0	0	0	0	336	10	995	0	0	1	41	1,162	17,092	2,893	58	81	66	0	372	0	2	1	0	0	0	
	St. Mary's County	0	0	2	0	0	0	0	0	0	0	5,019	99	10,244	0	0	7	149	341	458	13,589	672	836	744	0	349	0	2	0	0	0	0	
	Charles County	21	46	55	98	0	6	0	0	0	1	15,802	846	573	14	0	8	28	1	0	6	9,464	1,832	6,383	22	0	1	0	0	4	0	0	
	Arlington County	3	17	17	32	0	4	0	0	0	0	7,507	347	760	1	0	2	21	0	0	17	4,846	4,462	4,048	39	0	2	0	0	0	0	0	
	Alexandria	495	1,578	1,670	2,600	13	197	3	1	23	9	21,237	2,736	2,484	41	0	35	59	3	0	52	16,185	8,009	75,102	2,365	0	29	13	1	203	1	0	
	Fairfax County*	148	735	1,714	2,281	98	286	4	4	56	82	4,871	220	430	5	0	0	3	0	0	1	2,578	2,652	28,318	40,265	10	939	231	61	2,925	14	3	
	Prince William County*	0	0	0	0	0	0	0	0	0	0	1	0	15	0	0	0	0	0	3	22	173	0	0	1	15	4,843	143	178	89	1	0	0
	King George County	3	5	20	27	0	5	0	0	0	0	115	12	28	0	0	0	0	0	1	0	11	154	221	1,791	3,967	769	14,601	4,630	1,922	484	0	0
	Stafford County	0	0	0	1	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	2	3	5	46	106	117	668	2,944	551	17	0	0
	Fredericksburg	0	1	2	0	0	0	0	0	0	0	21	1	2	0	0	0	0	0	0	0	3	22	16	175	524	443	2,901	5,437	13,796	71	0	0
	Spotsylvania County	3	20	106	131	23	54	2	7	79	137	0	0	0	6	0	0	0	0	0	0	0	2	368	1,630	8	864	163	101	7,208	28	7	
	Fauquier County	42	96	379	125	15	304	15	37	383	90	0	6	0	82	0	2	0	0	0	0	0	0	0	162	58	0	0	0	0	121	1,333	366
	Clarke County	23	48	243	92	5	248	23	148	342	17	7	211	3	2,009	5	35	2	0	0	0	2	0	113	7	0	0	0	0	12	935	8,301	
Jefferson County																																	

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

Table 1-11. 2020 Home Based Work Trips From Households Earning \$50,000 to \$74,999

		To																															
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County	
From	Trips From Households Earning \$50,000 to \$74,999	1,390	1,445	1,669	722	0	360	6	8	54	1	589	244	44	34	0	1	2	0	0	0	434	75	5,103	45	0	0	0	0	5	15	12	
	Potomac	375	1,498	1,046	651	1	185	3	2	31	1	355	143	25	18	0	0	1	0	0	0	266	44	3,447	39	0	0	0	0	5	7	6	
	Ashburn	547	1,531	8,450	1,720	16	1,636	28	29	218	21	508	229	31	134	0	0	1	0	0	0	417	71	7,008	123	0	1	1	0	22	54	43	
	Dulles	153	533	2,297	2,230	66	493	9	9	90	70	152	66	8	24	0	0	0	0	0	0	151	46	6,090	517	0	6	0	0	84	35	14	
	Rt. 15 South	22	60	274	152	27	165	3	5	49	24	12	8	0	11	0	0	0	0	0	0	11	3	416	40	0	0	0	0	15	20	10	
	Leesburg	374	937	3,804	1,096	20	4,394	83	65	449	23	282	181	18	344	2	4	1	0	0	0	244	40	4,525	68	0	0	0	0	15	118	93	
	Rt. 15 North	25	58	237	71	3	208	87	40	74	1	11	121	5	346	1	6	0	0	0	0	6	1	227	4	0	0	0	0	0	20	28	
	Northwest	32	77	345	117	2	288	41	325	236	8	13	194	8	809	3	14	4	0	0	0	7	0	308	7	0	0	0	0	2	73	307	
	Rt. 7 West	85	223	887	303	12	694	30	114	1,441	30	33	34	1	168	0	0	0	0	0	0	35	2	1,001	17	0	0	0	0	9	275	268	
	Southwest	20	54	299	161	32	226	11	24	341	253	4	2	0	29	0	0	0	0	0	0	3	0	306	60	0	1	0	0	78	247	124	
	District of Columbia	8	20	43	51	0	3	0	0	0	0	0	51,174	3,507	4,681	24	1	303	410	13	2	61	6,260	1,828	3,126	22	1	0	1	0	0	0	0
	Montgomery County	36	113	195	173	1	89	13	25	26	0	50,930	129,346	13,701	6,561	166	4,705	588	3	1	10	7,461	1,201	7,436	17	0	0	0	0	1	6	86	
	Prince George's County	12	29	51	62	0	5	0	0	1	0	66,737	7,387	101,900	87	3	2,203	7,694	470	268	3,428	9,112	4,175	8,255	51	85	1	3	0	0	0	0	
	Frederick County	19	39	261	84	2	276	85	244	143	2	405	7,473	788	62,084	1,655	907	198	0	0	0	127	13	337	2	0	0	0	0	0	113	1,294	
	Carroll County	0	1	3	1	0	6	4	3	0	0	10	656	223	4,311	20,409	3,503	598	0	0	0	0	0	3	0	0	0	0	0	0	2	30	
	Howard County	1	2	3	2	0	4	1	2	1	0	1,343	3,226	6,782	1,241	195	30,788	9,192	1	0	1	180	35	123	0	0	0	0	0	0	0	20	
	Anne Arundel County	0	0	4	2	0	0	0	0	0	0	3,860	992	12,875	25	5	7,557	67,232	551	37	165	519	156	328	1	0	0	0	0	0	0	0	0
	Calvert County	0	0	0	1	0	0	0	0	0	0	1,171	71	2,261	0	0	20	1,630	9,222	4,022	748	264	203	121	0	42	0	0	0	0	0	0	0
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	111	2	309	0	0	0	16	802	15,246	1,442	25	36	19	0	594	1	1	1	0	0	0	0
	Charles County	0	1	1	4	0	0	0	0	0	0	4,634	99	8,884	0	0	13	236	667	1,718	16,674	820	1,012	618	1	1,371	1	7	2	0	0	0	0
Arlington County	27	77	88	103	0	16	2	0	1	0	20,612	1,143	814	14	0	30	52	1	1	14	13,489	2,651	7,336	36	1	1	1	0	2	0	0	0	
Alexandria	11	25	27	38	0	3	0	0	1	0	13,012	471	964	4	0	12	55	5	3	33	7,732	6,599	5,369	57	0	2	3	0	2	0	0	0	
Fairfax County*	1,309	4,029	5,282	5,548	30	857	19	17	126	43	51,635	6,109	3,908	87	0	105	163	9	4	145	37,950	19,776	143,072	4,436	1	161	92	8	320	26	13		
Prince William County*	125	626	1,952	1,998	90	447	8	8	91	127	6,922	268	398	13	0	0	8	0	0	2	3,427	2,305	34,375	36,942	36	2,771	1,413	334	1,876	42	5		
King George County	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3	20	61	0	0	0	3	3,446	62	142	62	0	0	0	
Stafford County	1	2	14	7	1	2	0	0	0	1	62	5	10	0	0	0	0	0	0	2	7	83	75	934	2,631	1,165	14,302	7,653	2,919	184	1	0	
Fredericksburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	7	20	91	272	1,984	347	3	0	0	0	
Spotsylvania County	0	1	0	0	0	0	0	0	0	0	3	0	1	0	0	0	0	0	0	3	4	3	40	171	531	1,952	6,543	13,265	15	0	0	0	
Fauquier County	11	43	275	316	50	151	4	17	220	340	1	1	0	9	0	0	0	0	0	0	1	3	1,225	2,330	44	2,446	879	436	10,912	183	60		
Clarke County	11	24	121	35	1	115	6	13	168	32	0	2	0	25	0	1	0	0	0	0	0	0	64	7	0	0	0	0	21	1,111	557		
Jefferson County	4	8	47	14	1	56	3	43	89	5	0	31	1	398	3	7	1	0	0	0	1	0	26	0	0	0	0	0	3	520	6,882		

\* Includes independent cities contained within.

Source: MWCOG's Round 7.0 Cooperative Forecast.

Table 1-12. 2020 Home Based Work Trips From Households Earning More than \$75,000

Trips From Households Earning More than \$75,000	To																															
	Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County	
Potomac	1,674	1,648	2,147	579	2	539	5	7	37	1	495	145	26	24	0	1	1	0	0	0	392	60	4,513	32	0	0	0	0	0	3	11	10
Sterling	377	1,434	1,181	447	1	236	5	0	18	0	274	77	12	12	0	0	0	0	0	0	219	30	2,718	24	0	0	0	0	0	1	5	4
Ashburn	713	1,882	12,450	1,621	12	2,862	23	28	201	13	576	193	20	121	0	1	0	0	0	0	515	72	7,806	84	0	0	0	0	0	10	57	52
Dulles	131	411	2,120	1,511	31	545	4	7	56	32	117	40	4	13	0	0	0	0	0	0	118	26	4,108	241	0	3	1	0	23	21	12	
Rt. 15 South	25	78	405	148	13	263	1	3	43	15	19	5	2	6	0	0	0	0	0	0	17	3	484	22	0	0	0	0	7	18	12	
Leesburg	307	761	3,758	737	14	4,565	45	36	262	12	234	101	9	203	2	1	0	0	0	0	215	28	3,605	36	0	0	0	0	5	74	65	
Rt. 15 North	19	43	224	44	0	210	39	18	37	1	6	58	1	183	1	3	0	0	0	0	5	1	175	1	0	0	0	0	0	11	19	
Northwest	33	74	422	89	2	365	27	203	148	3	9	119	3	544	1	7	2	0	0	0	6	1	313	3	0	0	0	0	1	45	229	
Rt. 7 West	81	199	1,022	224	6	858	17	65	849	16	31	20	1	102	0	1	0	0	0	0	35	2	924	9	0	0	0	0	6	206	231	
Southwest	24	54	360	132	16	290	3	22	213	123	4	2	0	20	0	0	0	0	0	0	5	0	298	29	0	2	0	0	27	168	108	
District of Columbia	43	108	172	118	0	36	0	0	0	0	76,089	7,318	2,527	80	1	304	239	6	2	47	8,978	2,703	6,630	16	2	0	0	0	1	0	0	
Montgomery County	127	375	693	408	1	245	19	29	40	1	82,624	148,820	11,158	7,520	123	3,806	601	2	0	25	11,061	2,061	19,842	26	0	0	1	0	2	11	133	
Prince George's County	24	45	75	70	0	13	0	0	0	0	51,141	5,150	52,560	73	1	1,051	4,060	225	140	1,828	10,517	3,473	6,746	31	52	1	0	0	0	0	1	
Frederick County	13	28	217	48	2	249	38	100	64	0	229	3,505	272	29,521	527	248	72	0	0	0	94	6	232	0	0	0	0	0	0	50	729	
Carroll County	1	0	3	0	0	9	1	5	1	0	9	600	136	3,926	12,630	1,917	454	0	0	0	0	0	4	0	0	0	0	0	0	1	41	
Howard County	2	3	12	6	0	10	3	5	3	0	2,563	4,929	6,442	2,216	220	28,466	10,513	0	0	1	270	63	364	0	0	0	0	0	0	0	37	
Anne Arundel County	0	4	2	3	0	1	0	0	0	0	4,945	1,118	9,409	34	4	5,237	51,443	336	32	135	1,092	222	435	0	0	0	0	0	0	0	0	
Calvert County	1	1	0	0	0	0	0	0	0	0	2,008	74	1,903	0	0	15	1,097	5,793	2,857	568	357	222	161	0	40	0	0	0	0	0	0	
St. Mary's County	0	0	0	0	0	0	0	0	0	0	157	3	235	0	0	0	10	450	9,329	934	25	32	19	0	450	0	4	1	0	0	0	
Charles County	1	1	2	5	0	0	0	0	0	0	6,333	74	6,499	0	0	8	118	372	1,173	11,004	777	824	629	3	1,118	4	9	3	0	0	0	
Arlington County	52	153	265	161	0	46	1	1	2	0	28,609	1,276	595	22	0	22	46	0	0	0	4	15,646	2,350	10,192	31	0	0	0	0	1	0	0
Alexandria	20	43	74	52	0	14	0	1	0	0	14,762	418	784	2	0	7	35	2	1	26	7,259	6,234	5,924	41	1	1	5	0	0	0	0	
Fairfax County*	3,098	8,304	13,676	8,472	38	2,633	22	21	195	42	67,003	5,261	2,417	161	0	65	63	14	4	135	57,410	23,130	224,805	3,557	1	98	117	13	143	47	34	
Prince William County*	290	1,299	5,308	3,605	146	1,564	10	10	203	187	7,750	288	350	18	0	1	8	1	0	7	3,794	3,344	44,153	34,163	37	2,141	2,216	296	1,656	100	34	
King George County	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	12	38	0	0	0	3	1,851	37	142	40	0	0	0	
Stafford County	2	2	14	9	0	3	0	0	1	0	60	4	7	0	0	0	0	0	0	6	76	95	790	1,527	600	8,174	7,717	1,840	83	0	0	
Fredericksburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2	6	29	87	1,138	126	0	0	0	
Spotsylvania County	0	0	1	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	1	5	3	28	84	268	1,020	6,075	7,743	6	0	0	
Fauquier County	22	65	475	384	39	263	1	11	167	227	0	4	0	4	0	0	0	0	0	0	4	5	1,574	2,017	26	1,616	1,073	324	6,161	142	57	
Clarke County	6	17	100	18	2	94	3	7	68	11	0	1	0	12	0	0	0	0	0	0	0	0	44	3	0	0	0	0	4	526	324	
Jefferson County	1	5	37	10	1	48	2	18	37	0	0	14	0	176	2	1	1	0	0	0	0	0	18	1	0	0	0	0	0	229	3,716	

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

Table 1-13. 2030 Home Based Work Trips From Households Earnings Less Than \$30,000

Trips From Households Earning Less than \$30,000		To																																		
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County				
From	Potomac	511	433	417	268	0	32	1	0	0	46	24	5	1	0	0	0	0	0	0	29	4	1,002	1	0	0	0	0	0	0	0	0	0	0	0	
	Sterling	171	754	383	368	0	21	0	0	1	0	31	16	2	0	0	0	1	0	0	0	19	4	893	1	0	0	0	0	0	0	0	1	1	0	
	Ashburn	235	599	4,591	793	6	220	0	0	6	0	19	10	2	3	0	0	0	0	0	0	15	4	1,181	10	0	0	0	0	0	0	3	0	0	0	
	Dulles	108	361	1,993	1,927	33	128	0	0	4	5	13	7	1	1	0	0	0	0	0	0	30	11	4,031	127	0	0	0	0	0	0	24	0	0	0	
	Rt. 15 South	24	42	317	234	83	152	1	1	13	12	1	0	0	0	2	0	0	0	0	0	0	0	266	40	0	0	0	0	0	29	2	0	0		
	Leesburg	382	806	3,322	781	12	2,766	25	14	47	1	24	24	3	87	0	1	0	0	0	0	19	3	1,493	3	0	0	0	0	0	3	1	1	0		
	Rt. 15 North	66	154	473	95	1	369	235	46	44	1	7	150	2	634	0	5	0	0	0	0	3	1	130	0	0	0	0	0	0	0	2	0	0		
	Northwest	44	79	458	101	3	433	64	472	190	2	20	268	8	1,545	2	35	3	0	0	0	5	2	89	1	0	0	0	0	0	1	7	48	0		
	Rt. 7 West	243	528	2,009	504	20	1,541	52	118	1,913	18	21	19	0	200	2	10	0	0	0	0	6	4	612	3	0	0	0	0	0	9	33	18	0		
	Southwest	24	36	402	361	121	304	9	27	387	454	0	5	0	22	0	0	0	0	0	0	1	0	290	65	0	4	0	0	0	299	58	6	0		
	District of Columbia	16	47	40	139	0	1	0	0	0	0	77,360	4,647	14,730	19	0	804	1,936	13	0	40	7,457	2,922	7,285	20	0	0	0	0	0	0	0	0	0	0	
	Montgomery County	12	28	23	73	0	7	0	2	0	0	16,001	50,105	8,615	1,487	29	3,076	290	1	0	0	1,400	324	3,439	0	0	0	0	0	0	0	0	0	0		
	Prince George's County	1	16	7	59	0	0	0	0	0	0	24,794	4,204	69,024	5	1	2,930	5,147	145	17	1,382	3,042	2,081	3,057	8	5	0	0	0	0	0	0	0	0		
	Frederick County	4	2	25	7	0	25	13	36	9	0	56	1,335	63	27,549	597	442	26	0	0	0	12	2	36	0	0	0	0	0	0	0	0	1	11	0	
	Carroll County	0	0	0	0	0	0	0	0	0	0	1	59	19	1,475	14,797	2,356	103	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0
	Howard County	0	0	0	0	0	0	0	0	0	0	35	135	992	74	20	11,484	2,808	0	0	0	0	2	5	0	0	0	0	0	0	0	0	0	0	0	0
	Anne Arundel County	0	1	0	2	0	0	0	0	0	0	296	110	2,489	1	0	5,978	37,759	187	0	13	39	30	28	0	0	0	0	0	0	0	0	0	0	0	0
	Calvert County	0	0	0	0	0	0	0	0	0	0	164	10	860	0	0	12	779	7,181	1,025	259	23	25	33	0	18	0	0	0	0	0	0	0	0	0	0
St. Mary's County	0	0	0	0	2	0	0	0	0	0	71	8	516	0	0	0	45	1,325	16,117	2,111	10	25	30	0	247	0	0	0	0	0	0	0	0	0	0	
Charles County	0	0	0	0	0	0	0	0	0	0	1,073	25	6,103	1	0	5	81	300	211	11,705	86	225	201	0	354	1	0	0	0	0	0	0	0	0	0	
Arlington County	24	65	60	200	0	2	0	0	0	0	15,899	1,181	889	7	0	46	94	0	0	4	8,688	2,477	5,526	21	0	0	0	1	0	0	0	0	0	0	0	
Alexandria	6	25	18	68	0	0	0	0	0	0	7,455	590	1,194	0	0	25	67	2	0	19	4,082	8,121	9,274	45	0	0	0	0	0	0	0	0	0	0	0	
Fairfax County*	662	2,092	2,081	4,281	5	112	1	0	4	0	9,644	1,703	1,351	11	0	49	68	1	0	10	6,428	5,133	69,032	712	0	9	4	0	0	0	37	0	0	0		
Prince William County*	60	555	1,436	2,332	42	86	0	0	6	7	1,595	121	139	5	0	6	34	0	0	1	636	1,215	24,923	22,714	6	686	171	10	1,712	0	0	0	0	0		
King George County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	4,873	24	22	11	0	0	0	0	0	0		
Stafford County	0	0	2	2	0	0	0	0	0	0	14	6	2	0	0	0	0	0	0	0	10	28	341	974	890	12,918	3,125	926	51	0	0	0	0	0		
Fredericksburg	0	0	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	18	48	211	1,038	5,115	725	3	0	0	0	0	0		
Spotsylvania County	0	0	0	3	0	0	0	0	0	0	12	0	1	0	0	0	0	0	0	0	5	1	28	50	211	1,194	3,177	10,740	0	0	0	0	0	0		
Fauquier County	5	14	65	153	40	38	2	5	93	157	0	1	0	11	0	0	0	0	0	0	0	0	283	630	17	2,457	145	64	9,186	15	1	0	0	0		
Clarke County	45	83	356	45	21	401	22	42	437	71	0	6	0	89	0	4	0	0	0	0	0	0	81	10	0	0	0	0	0	79	1,627	224	0	0		
Jefferson County	12	28	110	41	4	230	15	145	266	3	71	330	11	3,021	7	154	0	0	0	0	11	0	98	3	0	0	0	0	0	4	1,012	10,558	0	0	0	

\* Includes independent cities contained within.  
Source: MWCOG's Round 7.0 Cooperative Forecast.



Table 1-14. 2030 Home Based Work Trips From Households Earning \$30,000 to \$49,999

From	To																																	
	Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County			
Trips From Households Earning \$30,000 to \$49,999																																		
Potomac	1,186	1,077	1,099	661	2	144	5	2	9	0	208	96	14	6	0	0	0	0	0	0	169	26	2,648	20	0	0	0	0	4	0	0			
Sterling	367	1,486	824	757	0	96	3	1	8	1	141	63	11	2	0	0	0	0	0	0	116	20	2,141	22	0	0	0	0	3	0	0			
Ashburn	471	1,222	7,378	1,871	12	862	13	11	61	8	171	85	8	26	0	0	0	0	0	0	158	21	4,061	88	0	0	0	0	13	4	1			
Dulles	214	688	3,227	3,354	103	477	3	7	51	47	75	35	5	5	0	0	0	0	0	0	113	39	7,256	862	0	1	0	0	107	3	2			
Rt. 15 South	20	46	248	172	52	122	3	1	27	20	3	35	0	2	0	0	0	0	0	0	3	0	257	70	0	1	0	0	22	1	1			
Leesburg	540	1,215	5,123	1,685	23	4,477	74	35	258	11	141	101	5	144	0	0	0	0	0	0	134	20	3,852	58	0	0	0	0	8	10	4			
Rt. 15 North	38	87	348	121	4	256	171	42	77	0	7	121	2	273	0	0	0	0	0	0	5	0	200	2	0	0	0	0	0	4	1			
Northwest	38	81	435	172	7	329	71	427	276	6	10	205	1	720	2	7	0	0	0	0	2	1	216	4	0	0	0	0	1	18	68			
Rt. 7 West	102	247	1,050	426	19	697	36	107	1,737	21	14	19	0	99	0	1	0	0	0	0	15	0	692	18	0	0	0	0	12	42	23			
Southwest	16	38	259	187	70	199	10	21	411	405	0	3	0	14	0	0	0	0	0	0	1	0	188	108	0	0	0	0	182	58	13			
District of Columbia	10	33	29	91	0	4	0	0	1	0	47,010	3,961	3,993	16	0	145	161	1	0	12	7,399	1,592	3,821	6	0	0	0	0	0	0	0			
Montgomery County	28	62	87	154	0	33	10	9	7	0	24,204	80,918	5,556	2,421	27	1,519	133	0	0	2	3,747	572	5,812	5	0	0	0	0	0	0	1			
Prince George's County	13	22	24	78	0	1	0	0	0	0	48,967	8,324	86,944	29	1	2,117	4,204	114	30	1,162	10,132	4,178	7,104	18	19	0	0	0	0	0	0			
Frederick County	20	26	190	96	0	193	93	213	114	1	223	6,223	201	56,206	686	420	35	0	0	0	78	6	191	0	0	0	0	0	0	12	129			
Carroll County	0	0	0	0	0	4	2	7	1	0	5	811	110	6,102	20,856	4,372	305	0	0	0	0	0	2	0	0	0	0	0	0	0	2			
Howard County	1	0	1	2	0	0	1	1	0	0	646	1,970	3,697	517	70	23,964	5,256	0	0	0	80	16	92	0	0	0	0	0	0	0	0			
Anne Arundel County	0	1	1	3	0	0	0	0	0	0	3,255	983	11,105	9	2	9,237	61,259	292	6	58	690	251	335	1	0	0	0	0	0	0	0			
Calvert County	0	0	0	0	0	0	0	0	0	0	1,288	51	3,183	0	0	9	1,227	9,350	2,699	843	199	190	152	1	31	0	0	0	0	0	0			
St. Mary's County	0	0	0	0	0	0	0	0	0	0	299	9	1,145	0	0	1	35	1,333	19,192	2,890	50	82	64	0	990	0	0	0	0	0	0			
Charles County	0	1	1	5	0	0	0	0	0	0	5,356	71	13,404	0	0	2	109	396	491	14,855	687	993	798	0	1,077	0	0	0	0	0	0			
Arlington County	18	66	67	139	0	6	0	0	0	0	16,585	821	602	2	0	4	25	0	0	2	10,773	1,938	6,817	23	0	0	0	0	0	0	0			
Alexandria	8	24	21	46	0	1	0	0	0	0	8,188	345	711	0	0	5	9	2	0	5	5,692	5,194	4,468	30	0	0	0	0	1	0	0			
Fairfax County*	616	1,776	2,010	3,338	5	218	4	0	12	4	20,866	2,559	2,086	17	0	21	27	1	0	19	17,369	8,568	78,936	1,751	0	11	2	0	105	1	0			
Prince William County*	138	749	1,896	2,893	111	276	4	0	37	69	4,948	216	360	4	0	0	2	0	0	1	2,859	3,062	32,220	45,688	6	664	167	20	2,938	3	0			
King George County	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	20	0	0	0	1	6,125	42	55	20	0	0	0			
Stafford County	0	5	13	21	0	1	0	0	1	1	94	10	17	0	0	0	0	0	0	3	125	190	1,583	4,112	2,167	20,542	6,124	1,881	470	0	0			
Fredericksburg	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	2	3	30	87	263	694	3,391	522	9	0	0			
Spotsylvania County	0	0	0	3	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	1	9	11	79	310	839	2,639	7,108	16,940	28	0	0			
Fauquier County	4	9	73	121	37	44	2	8	149	252	0	0	0	3	0	0	0	0	0	0	0	0	264	1,763	10	1,280	158	62	10,402	25	3			
Clarke County	28	63	346	104	24	333	23	55	637	150	0	2	0	46	0	0	0	0	0	0	0	0	80	29	0	0	0	0	112	1,682	346			
Jefferson County	7	20	158	33	8	239	26	220	522	12	1	166	0	2,009	2	13	0	0	0	0	0	0	62	2	0	0	0	0	5	1,273	11,428			

\* Includes independent cities contained within.

Source: MWCOC's Round 7.0 Cooperative Forecast.

Trips From Households Earning \$50,000 to \$74,999		To																															
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County	
From	Potomac	1,785	1,716	2,092	876	3	386	4	7	38	3	470	182	32	10	0	2	0	0	0	0	0	371	61	4,781	24	0	0	0	0	2	6	3
	Sterling	462	1,751	1,265	784	0	197	2	4	20	1	280	106	20	4	0	1	1	0	0	0	221	36	3,246	20	0	0	0	0	2	4	1	
	Ashburn	632	1,610	10,866	2,079	15	1,868	26	25	187	6	381	160	19	47	0	0	0	0	0	0	339	52	6,408	65	0	0	0	0	6	26	13	
	Dulles	219	708	3,912	3,423	122	831	11	11	120	75	124	51	4	9	0	0	0	0	0	0	144	42	7,766	570	0	3	1	0	59	29	5	
	Rt. 15 South	26	73	399	209	52	246	4	5	63	27	10	3	2	2	0	0	0	0	0	0	10	1	420	39	0	0	0	0	14	16	7	
	Leesburg	428	1,006	5,076	1,325	24	5,166	83	55	422	12	206	110	9	146	0	1	1	0	0	0	193	29	4,154	38	0	0	0	0	3	57	40	
	Rt. 15 North	27	69	359	102	0	312	158	59	109	1	6	107	5	266	1	0	0	0	0	0	5	1	223	2	0	0	0	0	0	16	21	
	Northwest	38	76	511	153	3	445	85	533	395	3	14	191	5	677	2	4	0	0	0	0	0	5	2	287	3	0	0	0	0	1	64	318
	Rt. 7 West	71	200	1,085	336	10	863	45	162	2,089	28	15	20	0	100	0	0	0	0	0	0	16	3	774	11	0	0	0	0	5	236	213	
	Southwest	11	38	300	175	62	268	13	42	590	363	2	2	0	13	0	0	0	0	0	0	1	0	217	50	0	1	0	0	69	299	100	
	District of Columbia	12	36	45	72	0	1	0	0	0	0	55,251	3,668	5,455	16	0	267	326	5	0	21	7,029	1,927	3,369	4	1	0	0	0	1	0	0	
	Montgomery County	54	122	179	208	0	75	19	25	30	0	50,140	142,757	16,840	4,701	113	4,666	496	2	0	6	7,689	1,149	7,569	14	0	0	0	0	0	2	43	
	Prince George's County	8	37	42	72	0	7	0	0	0	0	68,290	6,465	120,340	25	4	2,270	7,137	369	253	3,033	9,208	4,764	8,607	31	144	0	0	0	0	0	0	
	Frederick County	13	36	279	104	2	333	145	355	207	1	363	9,424	787	73,665	1,950	913	118	0	0	0	0	124	10	291	1	0	0	0	0	0	87	1,333
	Carroll County	0	0	0	0	0	1	5	3	0	0	3	527	171	3,368	21,583	4,062	460	0	0	0	0	0	2	0	0	0	0	0	0	0	1	16
	Howard County	0	0	1	3	0	0	0	3	2	0	663	2,347	6,098	735	163	34,452	8,996	0	0	1	86	13	59	0	0	0	0	0	0	0	1	7
	Anne Arundel County	0	0	2	0	0	0																										

**Table 1-16. 2030 Home Based Work Trips From Households Earning More than \$75,000**

Trips From Households Earning More than \$75,000		To																																
		Potomac	Sterling	Ashburn	Dulles	Rt. 15 South	Leesburg	Rt. 15 North	Northwest	Rt. 7 West	Southwest	District of Columbia	Montgomery County	Prince George's County	Frederick County	Carroll County	Howard County	Anne Arundel County	Calvert County	St. Mary's County	Charles County	Arlington County	Alexandria	Fairfax County*	Prince William County*	King George County	Stafford County	Fredericksburg	Spotsylvania County	Fauquier County	Clarke County	Jefferson County		
From	Potomac	2,079	1,987	2,719	677	2	624	3	6	28	1	344	95	14	7	0	0	0	0	0	0	303	46	4,017	18	0	0	0	0	0	0	4	1	3
	Sterling	449	1,725	1,435	521	0	272	1	1	15	1	189	49	6	5	0	0	1	0	0	0	164	23	2,427	11	0	0	0	0	0	1	1	2	
	Ashburn	775	2,011	15,473	1,795	12	3,455	26	27	145	6	364	106	12	39	0	0	0	0	0	0	362	47	6,545	42	0	0	0	0	0	1	25	20	
	Dulles	187	601	3,754	2,335	57	1,064	5	8	75	35	82	24	4	5	0	0	0	0	0	0	97	22	5,213	272	0	1	0	0	0	15	18	6	
	Rt. 15 South	32	96	592	181	25	424	4	3	48	14	12	2	1	2	0	0	0	0	0	0	15	1	459	21	0	0	0	0	0	2	14	6	
	Leesburg	335	830	4,922	834	13	5,722	48	35	233	5	144	52	5	82	0	0	0	0	0	0	148	21	3,086	20	0	0	0	0	0	1	31	29	
	Rt. 15 North	20	49	325	58	1	326	69	29	52	0	3	43	0	131	0	0	0	0	0	0	4	0	157	0	0	0	0	0	0	1	8	12	
	Northwest	33	78	619	118	1	608	51	346	220	5	8	102	2	431	0	1	0	0	0	0	6	0	275	1	0	0	0	0	0	0	38	212	
	Rt. 7 West	69	187	1,262	248	4	1,184	23	107	1,217	12	12	10	0	57	0	0	0	0	0	0	18	2	682	6	0	0	0	0	0	0	176	186	
	Southwest	15	40	382	147	25	412	8	30	365	180	3	0	0	11	0	0	0	0	0	0	2	0	204	29	0	0	0	0	0	21	202	86	
	District of Columbia	51	150	233	178	0	45	0	0	2	0	82,682	7,654	2,985	38	0	249	150	1	0	20	10,399	2,990	7,773	9	1	0	0	0	0	1	0	0	
	Montgomery County	185	486	794	581	1	303	28	42	37	0	81,511	160,642	13,326	5,819	76	3,396	462	0	1	2	11,995	2,071	21,912	19	0	0	0	0	0	0	6	71	
	Prince George's County	13	49	76	67	0	10	0	1	0	0	52,440	4,539	63,296	40	0	1,012	3,453	162	115	1,550	10,749	4,041	7,210	23	72	0	0	0	0	0	0	0	
	Frederick County	13	24	263	55	0	350	70	170	80	0	199	4,333	259	35,486	548	210	35	0	0	0	85	7	209	1	0	0	0	0	0	0	39	721	
	Carroll County	0	0	1	0	0	7	2	6	1	0	3	526	111	3,483	13,334	2,134	357	0	0	0	0	0	1	0	0	0	0	0	0	0	0	22	
	Howard County	1	2	6	7	0	3	1	5	1	0	1,461	3,896	6,315	1,506	190	31,932	10,773	0	0	0	156	33	216	0	0	0	0	0	0	0	0	20	
	Anne Arundel County	1	2	3	1	0	0	0	0	0	0	4,071	813	10,291	6	0	5,460	54,725	256	19	72	841	197	329	0	0	0	0	0	0	0	0	0	
	Calvert County	0	1	0	0	0	0	0	0	0	0	2,017	49	2,516	0	11	1,037	6,146	2,923	529	312	247	157	0	56	0	0	0	0	0	0	0	0	
	St. Mary's County	0	0	0	0	0	0	0	0	0	0	141	2	287	0	0	6	480	10,188	935	21	33	20	0	959	0	0	0	0	0	0	0	0	
	Charles County	0	1	2	3	0	1	0	0	0	0	6,782	47	8,787	0	0	4	75	391	1,150	11,910	781	1,021	685	1	2,592	0	3	0	0	0	0	0	
Arlington County	88	216	359	245	0	69	1	1	5	0	28,864	1,132	612	9	0	13	19	0	0	4	17,423	2,480	11,388	20	0	2	1	0	0	0	1	0		
Alexandria	20	60	97	61	0	12	0	0	2	0	15,500	379	738	1	0	9	15	1	0	14	8,258	7,266	6,672	32	0	0	0	3	0	0	0	0		
Fairfax County*	3,730	9,988	17,239	10,401	31	3,215	18	10	174	20	60,364	3,685	1,871	59	0	24	32	1	2	52	58,067	24,023	235,612	2,805	0	56	60	0	0	55	18	13		
Prince William County*	264	1,403	5,728	4,370	203	1,916	10	17	166	172	6,704	155	272	8	0	0	0	0	0	2	3,769	3,648	50,104	41,575	17	1,690	1,954	173	1,209	52	8			
King George County	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	5	0	0	0	2	2,310	15	73	20	0	0	0	0		
Stafford County	0	2	8	8	0	1	0	0	0	0	30	2	4	0	0	0	0	0	0	0	41	59	541	1,849	10,653	10,347	2,453	57	0	0	0			
Fredericksburg	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	5	36	80	1,283	156	0	0	0			
Spotsylvania County	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	9	47	255	743	6,649	10,510	0	0	0	0		
Fauquier County	14	44	414	484	68	287	4	19	341	450	0	0	0	0	2	0	0	0	0	0	0	3	1,592	2,940	24	2,579	1,207	334	8,438	210	44			
Clarke County	2	10	81	15	2	99	3	9	97	12	0	0	0	0	6	0	0	0	0	0	0	0	17	1	0	0	0	0	0	3	712	328		
Jefferson County	1	1	16	5	0	36	0	23	39	1	0	5	0	0	113	0	1	0	0	0	0	0	5	0	0	0	0	0	0	0	295	4,916		

\* Includes independent cities contained within.  
Source: MWCOC's Round 7.0 Cooperative Forecast.

## **Section 2. Employment and Earnings in Loudoun County**

In this section, data describing employment by industry and earnings per worker by industry are displayed. Employment data were obtained from Economy.com for each of the years between 2006 and 2030 and were adjusted to agree with employment projections contained in Loudoun County's socioeconomic forecast.

Earnings per worker data were calculated by dividing total wages and salaries in each industry by total employment. Those data were calculated for each of the years between 2006 and 2030. Data were deflated using projections of the Consumer Price Index and are presented in 2005 dollars. Data for total wages and salaries and the Consumer Price Index were obtained from Economy.com.

This section concludes by estimating the total number of employees and the total earnings that are projected to be in each planning subarea in Loudoun County by 2030. Those estimates are based on existing nonresidential development patterns and the Economy.com employment and wage and salary data. Those calculations are discussed in more detail in the section entitled Question #4 in *Basic Housing and Employment Data and Projections*.

**Table 2-1. Employment By Industry in Loudoun County**

<b>Year</b>	<b>Natural Resources &amp; Mining</b>	<b>Construction</b>	<b>Manufacturing</b>	<b>Wholesale Trade</b>	<b>Retail Trade</b>	<b>Transportation, Warehousing and Utilities</b>	<b>Information</b>	<b>Financial Activities</b>
2005	193	13,857	4,435	4,207	13,813	11,971	9,518	3,786
2006	231	14,715	4,540	4,377	14,287	12,215	9,927	3,923
2007	240	14,877	4,710	4,624	14,997	12,838	10,913	4,170
2008	256	15,682	4,830	4,821	15,461	13,280	11,696	4,370
2009	262	16,033	4,976	5,043	15,974	13,756	12,494	4,587
2010	268	16,471	5,105	5,264	16,496	14,202	13,257	4,821
2011	274	17,106	5,229	5,470	17,007	14,619	14,002	5,038
2012	279	17,664	5,320	5,648	17,402	14,935	14,631	5,221
2013	276	18,210	5,402	5,824	17,796	15,259	15,257	5,410
2014	281	18,616	5,488	6,002	18,206	15,594	15,884	5,600
2015	279	18,954	5,572	6,201	18,612	15,914	16,534	5,819
2016	284	19,188	5,655	6,420	19,031	16,230	17,185	6,065
2017	289	19,271	5,729	6,642	19,420	16,520	17,827	6,307
2018	294	19,100	5,797	6,872	19,811	16,809	18,482	6,562
2019	291	18,849	5,874	7,109	20,222	17,105	19,133	6,833
2020	297	18,483	5,953	7,363	20,656	17,418	19,802	7,111
2021	296	18,060	6,030	7,631	21,109	17,737	20,495	7,411
2022	302	17,655	6,099	7,903	21,558	18,033	21,188	7,707
2023	301	17,250	6,163	8,178	22,008	18,319	21,888	7,997
2024	299	16,844	6,228	8,459	22,458	18,578	22,593	8,287
2025	298	16,615	6,274	8,747	22,874	18,804	23,284	8,583
2026	296	16,745	6,313	9,025	23,236	18,980	23,940	8,869
2027	295	16,850	6,346	9,324	23,610	19,142	24,597	9,155
2028	294	16,607	6,380	9,647	24,000	19,309	25,292	9,471
2029	293	16,446	6,406	9,989	24,387	19,457	25,989	9,777
2030	292	16,313	6,422	10,350	24,775	19,588	26,663	10,081

Source: Loudoun County Department of Economic Development and Economy.com.

**Table 2-1. Employment By Industry in Loudoun County (Cont.)**

<b>Year</b>	<b>Professional &amp; Business Services</b>	<b>Education &amp; Health Services</b>	<b>Leisure &amp; Hospitality</b>	<b>Other Services</b>	<b>Federal Government</b>	<b>State Government</b>	<b>Local Government</b>	<b>Total</b>
2005	18,984	7,660	9,957	4,417	4,336	2,165	10,632	<b>119,933</b>
2006	20,428	8,008	10,467	4,591	4,479	2,227	11,263	<b>125,677</b>
2007	22,143	8,622	11,265	4,916	4,784	2,351	11,960	<b>133,409</b>
2008	23,528	9,191	11,951	5,179	5,025	2,428	12,488	<b>140,186</b>
2009	25,063	9,807	12,696	5,474	5,263	2,509	13,026	<b>146,963</b>
2010	26,622	10,428	13,458	5,775	5,498	2,586	13,491	<b>153,741</b>
2011	28,145	11,022	14,210	6,067	5,720	2,656	13,952	<b>160,518</b>
2012	29,500	11,598	14,885	6,320	5,907	2,713	14,320	<b>166,341</b>
2013	30,879	12,159	15,565	6,570	6,094	2,774	14,689	<b>172,165</b>
2014	32,323	12,735	16,270	6,829	6,282	2,836	15,041	<b>177,988</b>
2015	33,800	13,318	16,980	7,109	6,468	2,890	15,364	<b>183,812</b>
2016	35,277	13,912	17,714	7,390	6,656	2,950	15,679	<b>189,635</b>
2017	36,747	14,526	18,460	7,727	6,839	3,005	15,962	<b>195,271</b>
2018	38,324	15,173	19,224	8,108	7,035	3,053	16,263	<b>200,907</b>
2019	39,922	15,843	20,000	8,435	7,233	3,113	16,579	<b>206,542</b>
2020	41,540	16,524	20,785	8,720	7,435	3,171	16,921	<b>212,178</b>
2021	43,219	17,241	21,595	8,996	7,637	3,231	17,309	<b>217,996</b>
2022	44,882	17,972	22,403	9,277	7,844	3,291	17,701	<b>223,814</b>
2023	46,571	18,716	23,218	9,546	8,041	3,352	18,084	<b>229,631</b>
2024	48,292	19,456	24,023	9,807	8,244	3,406	18,475	<b>235,449</b>
2025	50,032	20,184	24,796	10,044	8,433	3,457	18,843	<b>241,267</b>
2026	51,770	20,872	25,511	10,270	8,607	3,497	19,153	<b>247,085</b>
2027	53,566	21,553	26,212	10,474	8,788	3,538	19,452	<b>252,903</b>
2028	55,511	22,260	26,929	10,690	8,984	3,583	19,764	<b>258,720</b>
2029	57,477	22,954	27,612	10,881	9,184	3,620	20,066	<b>264,538</b>
2030	59,486	23,653	28,267	11,050	9,378	3,666	20,373	<b>270,356</b>

Source: Loudoun County Department of Economic Development and Economy.com.

**Table 2-2. Earnings Per Worker By Industry in Loudoun County**

	<b>Natural Resources &amp; Mining</b>	<b>Construction</b>	<b>Manufacturing</b>	<b>Wholesale Trade</b>	<b>Retail Trade</b>	<b>Transportation, Warehousing and Utilities</b>	<b>Information</b>	<b>Financial Activities</b>
2005	\$19,227	\$46,327	\$59,785	\$69,010	\$25,590	\$46,568	\$104,552	\$59,081
2006	\$20,083	\$47,186	\$60,680	\$69,039	\$25,695	\$46,289	\$108,919	\$58,557
2007	\$21,022	\$49,253	\$60,681	\$69,955	\$26,157	\$46,770	\$105,156	\$58,874
2008	\$22,188	\$48,892	\$60,648	\$70,717	\$26,696	\$47,431	\$103,255	\$59,438
2009	\$22,770	\$50,825	\$60,719	\$71,618	\$27,229	\$48,012	\$102,321	\$60,024
2010	\$23,030	\$51,747	\$60,933	\$72,430	\$27,771	\$48,622	\$101,339	\$60,561
2011	\$23,144	\$51,525	\$60,989	\$73,174	\$28,292	\$49,245	\$100,104	\$61,185
2012	\$23,190	\$50,988	\$60,845	\$73,562	\$28,709	\$49,666	\$98,366	\$61,696
2013	\$23,773	\$50,293	\$60,675	\$73,806	\$29,076	\$50,000	\$96,316	\$61,951
2014	\$23,584	\$49,554	\$60,470	\$73,983	\$29,407	\$50,265	\$94,409	\$62,374
2015	\$24,250	\$49,178	\$60,522	\$74,462	\$29,872	\$50,746	\$92,814	\$63,355
2016	\$24,387	\$49,261	\$60,620	\$74,957	\$30,328	\$51,254	\$91,507	\$64,080
2017	\$24,456	\$49,698	\$60,598	\$75,189	\$30,697	\$51,590	\$89,948	\$64,821
2018	\$24,484	\$51,009	\$60,590	\$75,374	\$31,026	\$51,842	\$88,232	\$65,621
2019	\$25,078	\$52,643	\$60,414	\$75,475	\$31,314	\$52,008	\$86,530	\$66,566
2020	\$24,942	\$54,842	\$60,214	\$75,480	\$31,588	\$52,112	\$84,849	\$67,719
2021	\$25,207	\$57,427	\$60,007	\$75,436	\$31,842	\$52,201	\$83,112	\$68,902
2022	\$24,662	\$59,992	\$59,825	\$75,340	\$32,087	\$52,296	\$81,415	\$70,132
2023	\$24,689	\$62,668	\$59,666	\$75,265	\$32,329	\$52,389	\$79,715	\$71,357
2024	\$24,723	\$65,432	\$59,416	\$75,188	\$32,559	\$52,479	\$77,923	\$72,661
2025	\$24,799	\$67,184	\$59,273	\$75,092	\$32,815	\$52,602	\$76,130	\$74,035
2026	\$24,872	\$66,742	\$59,067	\$75,077	\$33,084	\$52,738	\$74,319	\$75,620
2027	\$24,909	\$66,395	\$58,856	\$74,943	\$33,322	\$52,853	\$72,480	\$77,306
2028	\$24,991	\$67,909	\$58,574	\$74,734	\$33,525	\$52,868	\$70,597	\$78,831
2029	\$25,030	\$68,931	\$58,210	\$74,416	\$33,704	\$52,848	\$68,728	\$80,424
2030	\$25,104	\$69,738	\$57,781	\$74,015	\$33,846	\$52,757	\$66,896	\$81,923

Note: Figures are in 2005 Dollars.

Source: *Economy.com*.

**Table 2-2. Earnings Per Worker By Industry in Loudoun County (Cont.)**

	<b>Professional &amp; Business Services</b>	<b>Education &amp; Health Services</b>	<b>Leisure &amp; Hospitality</b>	<b>Other Services</b>	<b>Federal Government</b>	<b>State Government</b>	<b>Local Government</b>	<b>Total</b>
2005	\$66,566	\$39,747	\$16,955	\$40,671	\$94,231	\$18,385	\$46,303	<b>\$51,598</b>
2006	\$68,706	\$40,647	\$16,915	\$41,333	\$92,472	\$18,883	\$47,235	<b>\$52,548</b>
2007	\$69,980	\$40,359	\$16,799	\$41,886	\$92,458	\$18,949	\$47,206	<b>\$53,047</b>
2008	\$71,447	\$39,949	\$16,714	\$42,474	\$92,877	\$19,239	\$47,392	<b>\$53,425</b>
2009	\$72,661	\$39,494	\$16,630	\$42,877	\$93,443	\$19,521	\$47,757	<b>\$54,098</b>
2010	\$74,021	\$39,127	\$16,549	\$43,338	\$94,015	\$19,766	\$48,481	<b>\$54,693</b>
2011	\$75,397	\$38,854	\$16,470	\$43,825	\$94,585	\$20,034	\$49,088	<b>\$55,117</b>
2012	\$76,485	\$38,317	\$16,325	\$44,114	\$94,737	\$20,202	\$49,559	<b>\$55,281</b>
2013	\$77,356	\$37,832	\$16,160	\$44,314	\$94,700	\$20,305	\$49,941	<b>\$55,316</b>
2014	\$78,074	\$37,353	\$15,985	\$44,465	\$94,648	\$20,377	\$50,424	<b>\$55,324</b>
2015	\$79,039	\$37,075	\$15,892	\$44,805	\$95,031	\$20,589	\$51,259	<b>\$55,600</b>
2016	\$79,986	\$36,786	\$15,788	\$45,082	\$95,342	\$20,751	\$52,091	<b>\$55,924</b>
2017	\$80,641	\$36,435	\$15,644	\$45,205	\$95,329	\$20,857	\$52,884	<b>\$56,135</b>
2018	\$81,161	\$36,081	\$15,487	\$45,297	\$95,088	\$20,990	\$53,612	<b>\$56,373</b>
2019	\$81,593	\$35,728	\$15,318	\$45,233	\$94,715	\$21,021	\$54,287	<b>\$56,580</b>
2020	\$81,930	\$35,408	\$15,167	\$45,057	\$94,279	\$21,078	\$54,912	<b>\$56,795</b>
2021	\$82,279	\$35,051	\$15,025	\$44,886	\$93,857	\$21,111	\$55,386	<b>\$57,003</b>
2022	\$82,620	\$34,698	\$14,898	\$44,638	\$93,326	\$21,131	\$55,823	<b>\$57,175</b>
2023	\$82,905	\$34,344	\$14,777	\$44,421	\$92,898	\$21,139	\$56,247	<b>\$57,328</b>
2024	\$83,145	\$34,021	\$14,671	\$44,190	\$92,370	\$21,182	\$56,587	<b>\$57,450</b>
2025	\$83,363	\$33,745	\$14,594	\$44,013	\$91,962	\$21,229	\$56,977	<b>\$57,523</b>
2026	\$83,478	\$33,442	\$14,536	\$43,831	\$91,585	\$21,294	\$57,457	<b>\$57,466</b>
2027	\$83,521	\$33,163	\$14,482	\$43,681	\$91,113	\$21,340	\$57,949	<b>\$57,400</b>
2028	\$83,347	\$32,873	\$14,419	\$43,422	\$90,481	\$21,350	\$58,383	<b>\$57,365</b>
2029	\$83,131	\$32,613	\$14,362	\$43,181	\$89,754	\$21,384	\$58,777	<b>\$57,285</b>
2030	\$82,772	\$32,339	\$14,296	\$42,944	\$89,023	\$21,340	\$59,062	<b>\$57,136</b>

Note: Figures are in 2005 Dollars.

Source: *Economy.com*.



**Table 2-3. Estimated Total Employment by Planning Subarea in Loudoun County By 2030**

<b>Planning Subarea</b>	<b>Office</b>	<b>Industrial</b>	<b>Retail</b>	<b>Other</b>	<b>Total</b>
Ashburn	73,516	21,486	7,727	13,424	<b>116,154</b>
Dulles	7,449	4,528	3,785	5,008	<b>20,769</b>
Leesburg	19,707	1,526	15,929	7,004	<b>44,166</b>
Northwest	43	57	153	510	<b>762</b>
Potomac	5,615	154	5,282	3,815	<b>14,866</b>
Route 15 North	10	18	36	174	<b>237</b>
Route 15 South	0	36	86	86	<b>208</b>
Route 7 West	1,512	949	2,159	2,854	<b>7,474</b>
Southwest	929	44	674	478	<b>2,125</b>
Sterling	27,300	13,303	15,234	7,757	<b>63,593</b>
<b>Total</b>	<b>136,081</b>	<b>42,101</b>	<b>51,065</b>	<b>41,110</b>	<b>270,356</b>

Source: Loudoun County Department of Economic Development, Economy.com and MWCOCG.

**Table 2-4. Estimated Total Earnings (in Millions) by Planning Subarea in Loudoun County By 2030**

<b>Planning Subarea</b>	<b>Office</b>	<b>Industrial</b>	<b>Retail</b>	<b>Other</b>	<b>Total</b>
Ashburn	\$4,361	\$1,358	\$367	\$747	<b>\$6,834</b>
Dulles	\$442	\$286	\$180	\$279	<b>\$1,187</b>
Leesburg	\$1,169	\$96	\$756	\$390	<b>\$2,412</b>
Northwest	\$3	\$4	\$7	\$28	<b>\$42</b>
Potomac	\$333	\$10	\$251	\$212	<b>\$806</b>
Route 15 North	\$1	\$1	\$2	\$10	<b>\$13</b>
Route 15 South	\$0	\$2	\$4	\$5	<b>\$11</b>
Route 7 West	\$90	\$60	\$102	\$159	<b>\$411</b>
Southwest	\$55	\$3	\$32	\$27	<b>\$116</b>
Sterling	\$1,620	\$841	\$723	\$432	<b>\$3,616</b>
<b>Total</b>	<b>\$8,073</b>	<b>\$2,662</b>	<b>\$2,424</b>	<b>\$2,289</b>	<b>\$15,447</b>

Source: Loudoun County Department of Economic Development, Economy.com and MWCOCG.

### **Section 3. Households and Persons Burdened by Housing Costs in Loudoun County**

In *Basic Housing and Employment Data and Projections* it was identified that a household that spent more than 30% of its income on housing was considered burdened. In this section, the share of households and persons that are projected to be burdened by housing costs in Loudoun County are estimated. The share of households burdened by housing costs in Loudoun County for the year 2000 can be obtained from the U.S. Census Bureau. In that year, it was reported that approximately 21% of households in owner occupied units in Loudoun County and 33% of households in renter occupied units in Loudoun County were burdened by housing costs. Combined, about 23.7% of all households in Loudoun County were considered burdened.

By reviewing projections of housing costs and household incomes for Loudoun County, it can be determined whether the share of household that are burdened by housing costs are likely to increase or decrease through 2030. That review was conducted using projected housing sales prices obtained from Economy.com and projected household income data obtained from Woods & Poole. That review demonstrated that housing price growth is projected to increase by about 188% between 2000 and 2030 while household incomes are projected to increase by 157% during that period (each figure is unadjusted for inflation). Therefore, it is assumed that, since growth in housing prices is projected to outpace growth in income, the share of household's burdened by housing costs will increase by 2030.

Determining the extent to which that was true was accomplished using several steps. First, the share of households burdened by housing costs was collected for all 135 jurisdictions in Virginia for the years 1990 and 2000 from the U.S. Census Bureau. Additionally, the median household income and the median value of housing units was also collected for all those jurisdictions for both 1990 and 2000. Then, the percent change in housing prices, the percent change in household income, and the difference between those two factors was calculated for each jurisdiction. Finally, the relationship between the difference between those factors and the change that had occurred in the share of households burdened by housing costs was quantified. The result of that analysis demonstrated that, for all jurisdictions in Virginia between 1990 and 2000, for each one percent growth in housing prices above that of household incomes, the share of households that were burdened by housing costs increased by approximately 0.11%.

Assuming that relationship remained constant in the 2000 to 2030 period and that it applied to Loudoun County, the share of households that would be burdened by housing costs was calculated by determining the projected growth rate in housing values for each of the years between 2001 and 2030, determining the projected growth rate in households income for each of the years between

2001 and 2030, taking the difference between those figures, multiplying that difference by 0.11%, and adding it to the previous year's share of households that were burdened by housing costs. The number of people burdened by housing costs could then be calculated by multiplying the estimated number of households burdened by housing costs times an estimate of persons per household, which was obtained from Woods & Poole. These figures are displayed in a table in this section.

**Table 3-1. Households and Persons Burdened by Housing Costs in Loudoun County**

<b>Year</b>	<b>Households in Loudoun County</b>	<b>Estimated Percent of Households With Housing Costs Greater than 30%</b>	<b>Estimated Number of Households With Housing Costs Greater than 30%</b>	<b>Persons Per Household</b>	<b>Estimated Number of Persons With Housing Costs Greater than 30%</b>
2000	59,900	23.7%	14,181	2.82	39,990
2001	65,357	25.4%	16,571	2.81	46,565
2002	69,400	27.6%	19,145	2.80	53,605
2003	74,703	29.2%	21,827	2.79	60,896
2004	80,857	31.3%	25,322	2.78	70,395
2005	85,608	34.0%	29,124	2.77	80,672
2006	91,193	35.3%	32,149	2.76	88,732
2007	96,777	35.3%	34,177	2.75	93,988
2008	101,431	34.8%	35,250	2.75	96,937
2009	106,085	34.0%	36,121	2.74	98,972
2010	110,739	33.5%	37,059	2.73	101,170
2011	115,392	33.0%	38,060	2.73	103,905
2012	119,744	32.6%	39,006	2.72	106,097
2013	123,997	32.2%	39,969	2.72	108,715
2014	128,249	31.9%	40,973	2.71	111,037
2015	132,502	31.7%	42,009	2.71	113,844
2016	136,755	31.5%	43,044	2.71	116,650
2017	139,793	31.2%	43,669	2.71	118,342
2018	142,644	31.0%	44,172	2.71	119,707
2019	145,310	30.7%	44,546	2.71	120,720
2020	147,791	30.3%	44,801	2.71	121,411
2021	150,084	29.9%	44,940	2.71	121,789
2022	152,191	29.5%	44,962	2.71	121,847
2023	154,112	29.1%	44,858	2.72	122,014
2024	155,846	28.6%	44,635	2.72	121,408
2025	157,392	28.1%	44,302	2.72	120,502
2026	158,751	27.6%	43,883	2.73	119,800
2027	159,923	27.1%	43,383	2.73	118,434
2028	161,093	26.6%	42,858	2.74	117,432
2029	162,260	26.1%	42,315	2.74	115,944
2030	163,428	25.6%	41,760	2.75	114,840

Source: U.S. Census Bureau, Loudoun County Department of Economic Development, Woods & Poole, and AECOM Consult, Inc.

## **Section 4. Households by Income Range in Loudoun County**

In this section, data describing households by income range for Loudoun County are displayed. Data used in this section were obtained from Woods & Poole for the 2005 to 2030 period and were adjusted in order to agree with Loudoun County's socioeconomic forecast. That adjustment was minor as those forecasts include projections of households in Loudoun County in 2030 that are within 0.1% of each other. All figures are based on 2000 dollars.

This section also includes data describing households by income range for each of Loudoun County's planning subareas. Those data were estimated using the Woods & Poole county-wide forecast and the estimated distribution of households by income range for each planning subarea based on the 2000 Census. Using data from the 2000 Census, the share of households in each income range was estimated for each planning subarea for 2000. That share was then applied to the number of housing units projected to be in each planning subarea from 2005 to 2030 as reported in Loudoun County's socioeconomic forecast.

In determining the distribution of housing units by income range in each planning subarea for the year 2000, in some cases, census tract and block group boundaries did not correspond with planning subareas boundaries. In those cases, block groups and census tracts were assumed to be located in the planning subareas in which a majority of the geographic area was located. That assumption is expected to have a minimal impact on the distribution of overall households by income range.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas**

<b>Loudoun County</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	85,608	91,193	96,777	101,431	106,085	110,739	115,392	119,744	123,997	128,249	132,502	136,755	139,793
Households with less than \$10,000	1,919	2,030	2,137	2,223	2,306	2,388	2,469	2,542	2,593	2,641	2,686	2,728	2,743
\$10,000 to \$19,999	2,687	2,841	2,990	3,111	3,228	3,343	3,454	3,558	3,629	3,696	3,758	3,818	3,840
\$20,000 to \$29,999	4,720	4,989	5,254	5,464	5,669	5,871	6,069	6,250	6,374	6,492	6,602	6,705	6,744
\$30,000 to \$44,999	9,630	10,179	10,720	11,148	11,568	11,981	12,384	12,753	13,006	13,246	13,471	13,682	13,760
\$45,000 to \$59,999	10,140	10,719	11,288	11,738	12,181	12,614	13,040	13,428	13,695	13,947	14,184	14,406	14,489
\$60,000 to \$74,999	12,696	13,422	14,133	14,697	15,251	15,794	16,327	16,816	17,148	17,463	17,760	18,039	18,142
\$75,000 to \$99,999	15,777	16,915	18,063	19,044	20,030	21,023	22,021	22,957	23,970	24,973	25,967	26,945	27,665
\$100,000 to \$124,999	11,233	12,058	12,897	13,623	14,362	15,113	15,875	16,602	17,460	18,344	19,258	20,204	20,997
\$125,000 to \$149,999	6,771	7,270	7,774	8,213	8,658	9,111	9,571	10,008	10,525	11,059	11,611	12,180	12,658
\$150,000 to \$199,999	5,842	6,271	6,707	7,085	7,470	7,860	8,257	8,634	9,080	9,541	10,016	10,508	10,920
\$200,000 to more	4,192	4,500	4,814	5,085	5,361	5,640	5,925	6,195	6,516	6,847	7,188	7,541	7,836

<b>Ashburn</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	14,738	15,700	16,661	17,462	18,264	19,065	19,866	20,615	21,347	22,079	22,812	23,544	24,067
Households with less than \$10,000	115	122	129	134	139	144	148	153	156	159	162	164	165
\$10,000 to \$19,999	280	296	311	324	336	348	360	370	378	385	391	397	400
\$20,000 to \$29,999	641	678	714	743	771	798	825	850	866	882	897	911	917
\$30,000 to \$44,999	1,304	1,378	1,451	1,509	1,566	1,622	1,677	1,727	1,761	1,794	1,824	1,853	1,863
\$45,000 to \$59,999	1,570	1,660	1,748	1,818	1,886	1,954	2,019	2,080	2,121	2,160	2,197	2,231	2,244
\$60,000 to \$74,999	1,945	2,056	2,165	2,251	2,336	2,419	2,501	2,576	2,626	2,675	2,720	2,763	2,779
\$75,000 to \$99,999	2,913	3,123	3,335	3,516	3,698	3,882	4,066	4,239	4,426	4,611	4,795	4,975	5,108
\$100,000 to \$124,999	2,102	2,257	2,414	2,549	2,688	2,828	2,971	3,107	3,267	3,433	3,604	3,781	3,929
\$125,000 to \$149,999	1,541	1,654	1,769	1,869	1,970	2,073	2,178	2,277	2,395	2,516	2,642	2,771	2,880
\$150,000 to \$199,999	1,305	1,401	1,498	1,583	1,669	1,756	1,844	1,929	2,028	2,131	2,237	2,347	2,439
\$200,000 to more	829	890	953	1,006	1,061	1,116	1,172	1,226	1,289	1,355	1,422	1,492	1,551

<b>Dulles</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	4,292	4,572	4,852	5,085	5,318	5,552	5,785	6,003	6,216	6,429	6,643	6,856	7,008
Households with less than \$10,000	70	75	78	82	85	88	91	93	95	97	99	100	101
\$10,000 to \$19,999	71	75	78	82	85	88	91	93	95	97	99	100	101
\$20,000 to \$29,999	256	270	285	296	307	318	329	339	345	352	358	363	365
\$30,000 to \$44,999	388	410	432	449	466	483	499	514	524	534	543	551	555
\$45,000 to \$59,999	535	566	596	620	643	666	688	709	723	736	749	761	765
\$60,000 to \$74,999	646	683	719	748	776	804	831	856	873	889	904	918	923
\$75,000 to \$99,999	788	845	902	951	1,000	1,050	1,100	1,146	1,197	1,247	1,297	1,346	1,382
\$100,000 to \$124,999	603	647	693	732	771	812	852	891	938	985	1,034	1,085	1,127
\$125,000 to \$149,999	342	367	393	415	438	461	484	506	532	559	587	616	640
\$150,000 to \$199,999	390	419	448	473	499	525	551	576	606	637	669	701	729
\$200,000 to more	183	197	211	222	235	247	259	271	285	300	314	330	343

\*See notes at end of table.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Loudoun County</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	142,644	145,310	147,791	150,084	152,191	154,112	155,846	157,392	158,751	159,923	161,093	162,260	163,428
Households with less than \$10,000	2,753	2,757	2,758	2,752	2,742	2,727	2,707	2,683	2,655	2,623	2,566	2,507	2,446
\$10,000 to \$19,999	3,853	3,860	3,858	3,852	3,837	3,816	3,789	3,756	3,716	3,671	3,591	3,509	3,424
\$20,000 to \$29,999	6,769	6,779	6,779	6,765	6,740	6,704	6,656	6,596	6,528	6,450	6,308	6,162	6,015
\$30,000 to \$44,999	13,811	13,835	13,832	13,805	13,752	13,676	13,580	13,460	13,320	13,160	12,869	12,574	12,272
\$45,000 to \$59,999	14,541	14,566	14,565	14,536	14,480	14,401	14,298	14,173	14,026	13,856	13,551	13,239	12,922
\$60,000 to \$74,999	18,208	18,240	18,236	18,200	18,132	18,032	17,902	17,745	17,561	17,350	16,967	16,578	16,180
\$75,000 to \$99,999	28,322	28,914	29,437	29,885	30,259	30,553	30,762	30,884	30,916	30,854	30,512	30,017	29,354
\$100,000 to \$124,999	21,789	22,578	23,367	24,153	24,938	25,721	26,501	27,280	28,054	28,828	29,937	31,116	32,375
\$125,000 to \$149,999	13,136	13,611	14,086	14,561	15,034	15,506	15,977	16,445	16,913	17,378	18,048	18,759	19,518
\$150,000 to \$199,999	11,332	11,743	12,153	12,562	12,971	13,377	13,784	14,188	14,591	14,994	15,571	16,184	16,839
\$200,000 to more	8,131	8,427	8,721	9,015	9,308	9,599	9,891	10,181	10,470	10,760	11,173	11,614	12,083

<b>Ashburn</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	24,558	25,017	25,444	25,839	26,201	26,532	26,831	27,097	27,330	27,532	27,734	27,935	28,136
Households with less than \$10,000	166	166	166	165	165	164	163	161	160	158	154	151	147
\$10,000 to \$19,999	401	402	402	401	399	397	394	391	387	382	374	365	356
\$20,000 to \$29,999	920	921	921	920	916	911	905	897	887	877	857	838	818
\$30,000 to \$44,999	1,870	1,873	1,873	1,869	1,862	1,852	1,839	1,822	1,803	1,782	1,742	1,703	1,662
\$45,000 to \$59,999	2,252	2,256	2,256	2,251	2,243	2,230	2,214	2,195	2,172	2,146	2,099	2,050	2,001
\$60,000 to \$74,999	2,789	2,794	2,793	2,787	2,777	2,762	2,742	2,718	2,690	2,657	2,599	2,539	2,478
\$75,000 to \$99,999	5,229	5,339	5,435	5,518	5,587	5,641	5,680	5,703	5,708	5,697	5,634	5,543	5,420
\$100,000 to \$124,999	4,078	4,225	4,373	4,520	4,667	4,813	4,959	5,105	5,250	5,395	5,602	5,823	6,059
\$125,000 to \$149,999	2,989	3,097	3,205	3,313	3,420	3,528	3,635	3,742	3,848	3,954	4,106	4,268	4,441
\$150,000 to \$199,999	2,531	2,623	2,715	2,806	2,897	2,988	3,079	3,169	3,259	3,349	3,478	3,615	3,761
\$200,000 to more	1,609	1,667	1,726	1,784	1,842	1,900	1,957	2,015	2,072	2,129	2,211	2,298	2,391

<b>Dulles</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	7,151	7,285	7,409	7,524	7,630	7,726	7,813	7,890	7,959	8,017	8,076	8,135	8,193
Households with less than \$10,000	101	101	101	101	101	100	99	99	97	96	94	92	90
\$10,000 to \$19,999	101	101	101	101	101	100	99	99	98	96	94	92	90
\$20,000 to \$29,999	367	367	367	366	365	363	361	357	354	349	342	334	326
\$30,000 to \$44,999	557	558	558	556	554	551	547	542	537	530	519	507	495
\$45,000 to \$59,999	768	769	769	767	764	760	755	748	740	732	715	699	682
\$60,000 to \$74,999	927	928	928	926	923	918	911	903	894	883	863	844	823
\$75,000 to \$99,999	1,414	1,444	1,470	1,492	1,511	1,526	1,536	1,542	1,544	1,541	1,524	1,499	1,466
\$100,000 to \$124,999	1,170	1,212	1,255	1,297	1,339	1,381	1,423	1,465	1,506	1,548	1,607	1,671	1,738
\$125,000 to \$149,999	664	688	712	736	760	784	808	831	855	878	912	948	987
\$150,000 to \$199,999	756	784	811	838	866	893	920	947	974	1,001	1,039	1,080	1,124
\$200,000 to more	356	369	381	394	407	420	433	445	458	471	489	508	529

\*See notes at end of table.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Leesburg</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	18,027	19,203	20,379	21,359	22,339	23,319	24,299	25,215	26,111	27,006	27,902	28,797	29,437
Households with less than \$10,000	530	560	590	614	637	659	682	702	716	729	741	753	757
\$10,000 to \$19,999	736	778	819	852	884	916	946	975	994	1,012	1,030	1,046	1,052
\$20,000 to \$29,999	1,351	1,428	1,504	1,564	1,623	1,681	1,738	1,789	1,825	1,859	1,890	1,920	1,931
\$30,000 to \$44,999	2,275	2,404	2,532	2,633	2,732	2,830	2,925	3,012	3,072	3,129	3,182	3,232	3,250
\$45,000 to \$59,999	2,312	2,444	2,574	2,676	2,777	2,876	2,973	3,062	3,122	3,180	3,234	3,284	3,303
\$60,000 to \$74,999	2,848	3,011	3,170	3,297	3,421	3,543	3,662	3,772	3,846	3,917	3,984	4,046	4,069
\$75,000 to \$99,999	2,976	3,191	3,407	3,592	3,778	3,966	4,154	4,331	4,522	4,711	4,898	5,083	5,219
\$100,000 to \$124,999	2,116	2,271	2,429	2,566	2,706	2,847	2,991	3,127	3,289	3,456	3,628	3,806	3,955
\$125,000 to \$149,999	1,258	1,350	1,444	1,526	1,608	1,693	1,778	1,859	1,955	2,054	2,157	2,263	2,351
\$150,000 to \$199,999	1,039	1,116	1,193	1,261	1,329	1,398	1,469	1,536	1,616	1,698	1,782	1,870	1,943
\$200,000 to more	764	820	877	927	977	1,028	1,080	1,129	1,188	1,248	1,310	1,374	1,428

<b>Northwest</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	2,524	2,689	2,854	2,991	3,128	3,266	3,403	3,531	3,657	3,782	3,907	4,033	4,122
Households with less than \$10,000	104	110	116	120	125	129	134	137	140	143	145	148	148
\$10,000 to \$19,999	110	116	122	127	132	137	141	146	149	151	154	156	157
\$20,000 to \$29,999	122	129	136	142	147	152	157	162	165	168	171	174	175
\$30,000 to \$44,999	322	341	359	373	387	401	414	427	435	443	451	458	461
\$45,000 to \$59,999	298	314	331	344	357	370	383	394	402	409	416	423	425
\$60,000 to \$74,999	389	411	433	450	467	484	500	515	525	535	544	553	556
\$75,000 to \$99,999	429	460	491	518	544	571	599	624	651	679	706	732	752
\$100,000 to \$124,999	385	414	442	467	493	518	545	570	599	629	661	693	720
\$125,000 to \$149,999	150	161	172	181	191	201	211	221	233	244	257	269	280
\$150,000 to \$199,999	152	163	175	185	195	205	215	225	237	249	261	274	285
\$200,000 to more	79	85	91	96	102	107	112	117	123	130	136	143	148

<b>Potomac</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	19,199	20,451	21,703	22,747	23,791	24,834	25,878	26,854	27,808	28,761	29,715	30,669	31,350
Households with less than \$10,000	181	192	202	210	218	226	233	240	245	249	254	258	259
\$10,000 to \$19,999	315	333	350	364	378	391	404	417	425	433	440	447	450
\$20,000 to \$29,999	680	719	757	788	817	846	875	901	919	936	952	966	972
\$30,000 to \$44,999	1,663	1,757	1,851	1,925	1,997	2,068	2,138	2,202	2,245	2,287	2,326	2,362	2,376
\$45,000 to \$59,999	1,828	1,933	2,035	2,116	2,196	2,275	2,351	2,421	2,469	2,515	2,558	2,598	2,613
\$60,000 to \$74,999	2,843	3,006	3,165	3,291	3,415	3,537	3,656	3,766	3,840	3,911	3,977	4,040	4,063
\$75,000 to \$99,999	3,685	3,951	4,219	4,448	4,678	4,910	5,143	5,362	5,599	5,833	6,065	6,293	6,462
\$100,000 to \$124,999	3,084	3,310	3,541	3,740	3,943	4,149	4,359	4,558	4,794	5,036	5,287	5,547	5,765
\$125,000 to \$149,999	1,761	1,891	2,022	2,136	2,252	2,370	2,489	2,603	2,737	2,876	3,020	3,168	3,292
\$150,000 to \$199,999	1,748	1,876	2,007	2,120	2,235	2,351	2,470	2,583	2,717	2,855	2,997	3,144	3,267
\$200,000 to more	1,141	1,225	1,311	1,384	1,460	1,536	1,613	1,687	1,774	1,864	1,957	2,053	2,133

\*See notes at end of table.



**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Leesburg</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	30,038	30,599	31,121	31,604	32,048	32,452	32,818	33,143	33,429	33,676	33,922	34,168	34,414
Households with less than \$10,000	760	761	761	760	757	753	747	741	733	724	708	692	675
\$10,000 to \$19,999	1,055	1,057	1,057	1,055	1,051	1,045	1,038	1,029	1,018	1,006	984	961	938
\$20,000 to \$29,999	1,938	1,941	1,941	1,937	1,930	1,919	1,905	1,888	1,869	1,846	1,806	1,764	1,722
\$30,000 to \$44,999	3,262	3,268	3,267	3,261	3,248	3,230	3,208	3,179	3,146	3,108	3,040	2,970	2,899
\$45,000 to \$59,999	3,315	3,321	3,321	3,314	3,301	3,283	3,260	3,231	3,198	3,159	3,090	3,018	2,946
\$60,000 to \$74,999	4,084	4,091	4,090	4,082	4,067	4,045	4,015	3,980	3,939	3,892	3,806	3,719	3,629
\$75,000 to \$99,999	5,342	5,454	5,553	5,637	5,708	5,763	5,803	5,826	5,832	5,820	5,756	5,662	5,537
\$100,000 to \$124,999	4,105	4,253	4,402	4,550	4,698	4,845	4,992	5,139	5,285	5,431	5,639	5,862	6,099
\$125,000 to \$149,999	2,440	2,528	2,617	2,705	2,793	2,880	2,968	3,055	3,142	3,228	3,353	3,485	3,626
\$150,000 to \$199,999	2,016	2,089	2,162	2,235	2,308	2,380	2,452	2,524	2,596	2,668	2,770	2,880	2,996
\$200,000 to more	1,482	1,536	1,589	1,643	1,696	1,749	1,803	1,856	1,908	1,961	2,036	2,117	2,202

<b>Northwest</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	4,206	4,285	4,358	4,426	4,488	4,545	4,596	4,641	4,681	4,716	4,750	4,785	4,819
Households with less than \$10,000	149	149	149	149	148	147	146	145	144	142	139	136	132
\$10,000 to \$19,999	158	158	158	158	157	156	155	154	152	150	147	144	140
\$20,000 to \$29,999	176	176	176	175	175	174	173	171	169	167	164	160	156
\$30,000 to \$44,999	462	463	463	462	460	458	454	450	446	440	431	421	411
\$45,000 to \$59,999	427	427	427	426	425	423	420	416	412	407	398	388	379
\$60,000 to \$74,999	558	559	559	557	555	552	548	544	538	531	520	508	496
\$75,000 to \$99,999	770	786	800	812	822	830	836	839	840	839	829	816	798
\$100,000 to \$124,999	747	775	802	829	855	882	909	936	962	989	1,027	1,067	1,111
\$125,000 to \$149,999	290	301	311	322	332	343	353	363	374	384	399	414	431
\$150,000 to \$199,999	295	306	317	327	338	349	359	370	380	391	406	422	439
\$200,000 to more	154	160	165	171	176	182	187	193	198	204	212	220	229

<b>Potomac</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	31,990	32,588	33,144	33,658	34,131	34,561	34,950	35,297	35,602	35,865	36,127	36,389	36,651
Households with less than \$10,000	260	260	260	260	259	257	256	253	251	248	242	237	231
\$10,000 to \$19,999	451	452	452	451	449	447	444	440	435	430	420	411	401
\$20,000 to \$29,999	976	977	977	975	971	966	959	951	941	930	909	888	867
\$30,000 to \$44,999	2,384	2,389	2,388	2,383	2,374	2,361	2,344	2,324	2,300	2,272	2,222	2,171	2,119
\$45,000 to \$59,999	2,622	2,627	2,626	2,621	2,611	2,597	2,578	2,556	2,529	2,498	2,443	2,387	2,330
\$60,000 to \$74,999	4,078	4,085	4,084	4,076	4,060	4,038	4,009	3,974	3,933	3,885	3,800	3,712	3,623
\$75,000 to \$99,999	6,615	6,753	6,875	6,980	7,067	7,136	7,185	7,213	7,221	7,206	7,127	7,011	6,856
\$100,000 to \$124,999	5,982	6,199	6,415	6,631	6,847	7,062	7,276	7,490	7,702	7,915	8,219	8,543	8,889
\$125,000 to \$149,999	3,416	3,540	3,663	3,787	3,910	4,033	4,155	4,277	4,399	4,520	4,694	4,879	5,076
\$150,000 to \$199,999	3,390	3,513	3,636	3,758	3,881	4,002	4,124	4,245	4,365	4,486	4,658	4,842	5,038
\$200,000 to more	2,214	2,294	2,374	2,454	2,534	2,614	2,693	2,772	2,851	2,929	3,042	3,162	3,290

\*See notes at end of table.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Route 15 North</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	2,097	2,234	2,371	2,485	2,599	2,713	2,827	2,934	3,038	3,142	3,246	3,350	3,425
Households with less than \$10,000	84	88	93	97	101	104	108	111	113	115	117	119	120
\$10,000 to \$19,999	150	159	167	174	181	187	193	199	203	207	210	214	215
\$20,000 to \$29,999	124	131	138	144	149	154	159	164	167	171	173	176	177
\$30,000 to \$44,999	169	179	188	196	203	210	217	224	228	232	236	240	241
\$45,000 to \$59,999	184	195	205	213	222	229	237	244	249	254	258	262	263
\$60,000 to \$74,999	209	221	233	242	251	260	269	277	283	288	293	297	299
\$75,000 to \$99,999	249	267	285	301	316	332	348	363	379	395	410	426	437
\$100,000 to \$124,999	262	281	301	318	335	353	371	388	408	428	449	472	490
\$125,000 to \$149,999	192	206	220	233	245	258	271	284	298	314	329	345	359
\$150,000 to \$199,999	162	173	185	196	207	217	228	239	251	264	277	291	302
\$200,000 to more	295	317	339	358	378	397	417	436	459	482	506	531	552

<b>Route 15 South</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	1,502	1,600	1,697	1,779	1,861	1,942	2,024	2,100	2,175	2,249	2,324	2,399	2,452
Households with less than \$10,000	149	157	166	172	179	185	191	197	201	205	208	211	213
\$10,000 to \$19,999	93	98	103	108	112	116	120	123	126	128	130	132	133
\$20,000 to \$29,999	132	139	147	152	158	164	169	174	178	181	184	187	188
\$30,000 to \$44,999	183	193	204	212	220	227	235	242	247	251	256	260	261
\$45,000 to \$59,999	211	223	235	244	253	262	271	279	285	290	295	299	301
\$60,000 to \$74,999	141	149	157	163	169	175	181	187	190	194	197	200	201
\$75,000 to \$99,999	189	203	216	228	240	252	264	275	287	299	311	323	331
\$100,000 to \$124,999	126	135	144	153	161	169	178	186	196	205	216	226	235
\$125,000 to \$149,999	68	72	78	82	86	91	95	100	105	110	116	121	126
\$150,000 to \$199,999	109	117	125	132	139	146	153	160	169	177	186	195	203
\$200,000 to more	127	136	146	154	163	171	180	188	198	208	218	229	238

<b>Route 7 West</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	6,562	6,990	7,418	7,775	8,132	8,488	8,845	9,178	9,504	9,830	10,156	10,482	10,715
Households with less than \$10,000	195	206	217	226	235	243	251	259	264	269	273	277	279
\$10,000 to \$19,999	350	370	390	405	421	436	450	464	473	482	490	498	500
\$20,000 to \$29,999	485	513	540	561	583	603	624	642	655	667	678	689	693
\$30,000 to \$44,999	745	788	830	863	895	927	958	987	1,007	1,025	1,043	1,059	1,065
\$45,000 to \$59,999	783	827	871	906	940	973	1,006	1,036	1,057	1,076	1,095	1,112	1,118
\$60,000 to \$74,999	846	894	942	979	1,016	1,052	1,088	1,121	1,143	1,164	1,183	1,202	1,209
\$75,000 to \$99,999	1,081	1,159	1,238	1,305	1,373	1,441	1,509	1,574	1,643	1,712	1,780	1,847	1,896
\$100,000 to \$124,999	900	967	1,034	1,092	1,151	1,211	1,273	1,331	1,400	1,470	1,544	1,620	1,683
\$125,000 to \$149,999	455	489	523	552	582	613	644	673	708	744	781	819	851
\$150,000 to \$199,999	424	455	486	514	542	570	599	626	659	692	726	762	792
\$200,000 to more	324	348	373	393	415	436	458	479	504	530	556	584	606

\*See notes at end of table.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Route 15 North</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	3,495	3,560	3,621	3,677	3,729	3,776	3,818	3,856	3,889	3,918	3,947	3,975	4,004
Households with less than \$10,000	120	120	120	120	119	119	118	117	116	114	112	109	107
\$10,000 to \$19,999	216	216	216	215	215	213	212	210	208	205	201	196	192
\$20,000 to \$29,999	178	178	178	178	177	176	175	173	171	169	166	162	158
\$30,000 to \$44,999	242	243	243	242	241	240	238	236	234	231	226	221	215
\$45,000 to \$59,999	264	265	265	264	263	262	260	258	255	252	246	241	235
\$60,000 to \$74,999	300	301	300	300	299	297	295	292	289	286	280	273	267
\$75,000 to \$99,999	447	457	465	472	478	483	486	488	488	487	482	474	464
\$100,000 to \$124,999	509	527	545	564	582	600	619	637	655	673	699	726	756
\$125,000 to \$149,999	372	386	399	413	426	440	453	466	480	493	512	532	553
\$150,000 to \$199,999	313	325	336	347	359	370	381	392	403	415	431	448	466
\$200,000 to more	573	594	614	635	656	676	697	717	737	758	787	818	851

<b>Route 15 South</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	2,502	2,549	2,592	2,632	2,669	2,703	2,734	2,761	2,784	2,805	2,826	2,846	2,866
Households with less than \$10,000	213	214	214	213	212	211	210	208	206	203	199	194	190
\$10,000 to \$19,999	133	134	134	133	133	132	131	130	129	127	124	121	118
\$20,000 to \$29,999	189	189	189	189	188	187	186	184	182	180	176	172	168
\$30,000 to \$44,999	262	263	263	262	261	260	258	256	253	250	244	239	233
\$45,000 to \$59,999	302	303	303	302	301	299	297	295	291	288	282	275	269
\$60,000 to \$74,999	202	203	203	202	201	200	199	197	195	193	188	184	180
\$75,000 to \$99,999	339	346	353	358	362	366	368	370	370	369	365	359	352
\$100,000 to \$124,999	244	253	262	270	279	288	297	306	314	323	335	348	363
\$125,000 to \$149,999	131	136	140	145	150	155	159	164	169	173	180	187	195
\$150,000 to \$199,999	211	218	226	233	241	249	256	264	271	279	289	301	313
\$200,000 to more	247	256	264	273	282	291	300	309	317	326	339	352	366

<b>Route 7 West</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	10,934	11,138	11,328	11,504	11,666	11,813	11,946	12,064	12,168	12,258	12,348	12,437	12,527
Households with less than \$10,000	280	280	280	280	279	277	275	273	270	267	261	255	249
\$10,000 to \$19,999	502	503	503	502	500	497	494	489	484	479	468	457	446
\$20,000 to \$29,999	696	697	697	695	693	689	684	678	671	663	648	633	618
\$30,000 to \$44,999	1,069	1,071	1,070	1,068	1,064	1,058	1,051	1,042	1,031	1,018	996	973	950
\$45,000 to \$59,999	1,122	1,124	1,124	1,122	1,117	1,111	1,103	1,094	1,082	1,069	1,046	1,022	997
\$60,000 to \$74,999	1,213	1,215	1,215	1,213	1,208	1,202	1,193	1,182	1,170	1,156	1,131	1,105	1,078
\$75,000 to \$99,999	1,941	1,982	2,018	2,048	2,074	2,094	2,108	2,117	2,119	2,115	2,091	2,057	2,012
\$100,000 to \$124,999	1,747	1,810	1,873	1,936	1,999	2,062	2,124	2,187	2,249	2,311	2,400	2,494	2,595
\$125,000 to \$149,999	884	916	948	979	1,011	1,043	1,075	1,106	1,138	1,169	1,214	1,262	1,313
\$150,000 to \$199,999	822	852	881	911	941	970	1,000	1,029	1,058	1,087	1,129	1,174	1,221
\$200,000 to more	629	652	675	698	720	743	765	788	810	833	865	899	935

\*See notes at end of table.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Southwest</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	2,732	2,910	3,088	3,237	3,385	3,534	3,682	3,821	3,957	4,092	4,228	4,364	4,461
Households with less than \$10,000	174	183	193	201	208	216	223	230	234	239	243	247	248
\$10,000 to \$19,999	122	129	136	142	147	152	157	162	165	168	171	174	175
\$20,000 to \$29,999	183	193	204	212	220	227	235	242	247	251	256	260	261
\$30,000 to \$44,999	318	336	354	368	382	395	408	421	429	437	444	451	454
\$45,000 to \$59,999	384	406	428	445	462	478	494	509	519	529	538	546	549
\$60,000 to \$74,999	280	296	312	325	337	349	361	371	379	386	392	398	401
\$75,000 to \$99,999	409	438	468	493	519	545	570	595	621	647	673	698	717
\$100,000 to \$124,999	253	271	290	307	323	340	357	374	393	413	434	455	473
\$125,000 to \$149,999	236	253	271	286	301	317	333	348	366	385	404	424	441
\$150,000 to \$199,999	167	179	192	202	213	224	236	247	259	272	286	300	312
\$200,000 to more	224	240	257	271	286	301	316	331	348	365	384	403	418

<b>Sterling</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Total Households	13,935	14,844	15,754	16,511	17,269	18,026	18,784	19,492	20,184	20,877	21,569	22,261	22,756
Households with less than \$10,000	318	336	354	368	382	395	409	421	429	437	444	451	454
\$10,000 to \$19,999	460	487	512	533	553	573	592	609	622	633	644	654	658
\$20,000 to \$29,999	745	788	830	863	895	927	958	987	1,007	1,025	1,043	1,059	1,065
\$30,000 to \$44,999	2,264	2,393	2,520	2,621	2,719	2,816	2,911	2,998	3,057	3,114	3,167	3,216	3,235
\$45,000 to \$59,999	2,035	2,151	2,265	2,355	2,444	2,531	2,616	2,694	2,748	2,798	2,846	2,890	2,907
\$60,000 to \$74,999	2,549	2,695	2,837	2,951	3,062	3,171	3,278	3,376	3,443	3,506	3,566	3,621	3,642
\$75,000 to \$99,999	3,058	3,278	3,501	3,691	3,882	4,075	4,268	4,450	4,646	4,840	5,033	5,222	5,362
\$100,000 to \$124,999	1,401	1,504	1,608	1,699	1,791	1,885	1,980	2,071	2,178	2,288	2,402	2,520	2,619
\$125,000 to \$149,999	769	826	883	933	984	1,035	1,087	1,137	1,196	1,256	1,319	1,384	1,438
\$150,000 to \$199,999	347	372	398	421	444	467	490	513	539	567	595	624	648
\$200,000 to more	224	240	257	271	286	301	316	331	348	365	384	403	418

\*See notes at end of table.

**Table 4-1. Households by Income Range in Loudoun County and Planning Subareas (Cont.)**

<b>Southwest</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	4,552	4,637	4,716	4,789	4,856	4,918	4,973	5,022	5,066	5,103	5,140	5,177	5,215
Households with less than \$10,000	249	249	249	249	248	246	245	243	240	237	232	227	221
\$10,000 to \$19,999	176	176	176	176	175	174	173	171	169	167	164	160	156
\$20,000 to \$29,999	262	263	263	262	261	260	258	256	253	250	244	239	233
\$30,000 to \$44,999	456	456	456	455	454	451	448	444	439	434	424	415	405
\$45,000 to \$59,999	551	552	552	551	549	546	542	537	532	525	514	502	490
\$60,000 to \$74,999	402	403	403	402	401	398	395	392	388	383	375	366	357
\$75,000 to \$99,999	734	749	763	774	784	791	797	800	801	799	790	778	760
\$100,000 to \$124,999	491	508	526	544	561	579	597	614	632	649	674	701	729
\$125,000 to \$149,999	457	474	490	507	523	540	556	572	589	605	628	653	679
\$150,000 to \$199,999	324	335	347	359	370	382	394	405	417	428	445	462	481
\$200,000 to more	434	450	466	481	497	512	528	543	559	574	596	620	645

<b>Sterling</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Total Households	23,220	23,654	24,058	24,431	24,774	25,086	25,369	25,620	25,842	26,032	26,223	26,413	26,603
Households with less than \$10,000	456	456	456	455	454	451	448	444	439	434	424	415	405
\$10,000 to \$19,999	660	661	661	660	657	654	649	643	637	629	615	601	586
\$20,000 to \$29,999	1,069	1,071	1,071	1,068	1,064	1,059	1,051	1,042	1,031	1,018	996	973	950
\$30,000 to \$44,999	3,247	3,252	3,252	3,245	3,233	3,215	3,192	3,164	3,131	3,094	3,025	2,956	2,885
\$45,000 to \$59,999	2,918	2,923	2,922	2,916	2,905	2,889	2,869	2,844	2,814	2,780	2,719	2,656	2,593
\$60,000 to \$74,999	3,655	3,662	3,661	3,654	3,640	3,620	3,594	3,562	3,525	3,483	3,406	3,328	3,248
\$75,000 to \$99,999	5,489	5,604	5,705	5,792	5,865	5,922	5,962	5,986	5,992	5,980	5,914	5,818	5,689
\$100,000 to \$124,999	2,718	2,816	2,914	3,012	3,110	3,208	3,305	3,402	3,499	3,595	3,734	3,881	4,038
\$125,000 to \$149,999	1,492	1,546	1,600	1,654	1,708	1,762	1,815	1,868	1,922	1,974	2,050	2,131	2,217
\$150,000 to \$199,999	673	697	722	746	770	794	819	843	866	890	925	961	1,000
\$200,000 to more	434	450	466	481	497	512	528	543	559	574	596	620	645

*Note: Figures are in 2000 Dollars.*

*Source: Woods & Poole, 2000 Census, and AECOM Consult, Inc.*

## **Section 5. Rental Units by Planning Subarea and by Income Range**

This section provides data on two aspects of Loudoun County's rental housing market. First, the number of rental units available in Loudoun County and in each planning subarea is displayed for the 2005 to 2030 period. Then, the number of rental units that would be affordable to households in various income ranges is displayed for Loudoun County.

The number of rental units available in Loudoun County and for each planning subarea was obtained from Loudoun County's socioeconomic forecast. In that forecast assumptions related to existing, permitted, and approved housing units and assumptions related to demand for future housing units are used to estimate the total number of housing units that will exist in Loudoun County by planning subarea through 2030. Then, using observation of housing tenure (i.e. renter versus owner occupied) from the 2000 Census, those units are disaggregated in to renter and owner occupied units.

The number of rental units that would be affordable to households in various income ranges was estimated using several steps. First, the total number of rental units and each unit's rent as published in the Loudoun County Department of Social Services' *Loudoun County Apartment Guide* was compiled. Then, the distribution of units that were affordable for a household in each income range was determined. That distribution was then multiplied by the total number of rental units in Loudoun County based on Loudoun County's socioeconomic forecast. These calculations and their results are also discussed in the section entitled Question #3 in *Basic Housing and Employment Data and Projections*.

**Table 5-1. Estimated Number of Rental Units in Loudoun County by Planning Subareas**

Planning Subarea	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Ashburn	3,842	4,123	4,381	4,598	4,816	5,034	5,253	5,447	5,635	5,823	6,011	6,199	6,352
Dulles	1,024	1,212	1,391	1,556	1,727	1,910	2,093	2,245	2,391	2,536	2,682	2,827	2,951
Leesburg	5,098	5,481	5,881	6,222	6,563	6,906	7,248	7,602	7,951	8,300	8,649	8,997	9,200
Northwest	404	421	447	470	492	514	536	559	583	607	631	655	670
Potomac	2,723	2,803	2,889	2,946	2,993	3,020	3,047	3,077	3,105	3,134	3,162	3,191	3,208
Route 15 North	254	279	303	325	346	368	390	412	433	455	477	499	512
Route 15 South	245	266	289	308	328	347	367	386	406	426	446	466	477
Route 7 West	992	1,044	1,098	1,141	1,185	1,228	1,272	1,315	1,357	1,398	1,440	1,482	1,508
Southwest	946	979	1,015	1,041	1,068	1,094	1,121	1,149	1,177	1,204	1,232	1,260	1,276
Sterling	2,557	2,612	2,673	2,708	2,744	2,780	2,817	2,856	2,896	2,936	2,975	3,015	3,039
<b>Total</b>	<b>18,705</b>	<b>19,943</b>	<b>21,181</b>	<b>22,213</b>	<b>23,244</b>	<b>24,276</b>	<b>25,308</b>	<b>26,272</b>	<b>27,215</b>	<b>28,157</b>	<b>29,099</b>	<b>30,042</b>	<b>30,715</b>

**Table 5-1. Estimated Number of Rental Units in Loudoun County by Planning Subareas (Cont.)**

Planning Subarea	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Ashburn	6,495	6,622	6,740	6,850	6,948	7,038	7,111	7,173	7,223	7,261	7,292	7,322	7,347
Dulles	3,067	3,171	3,262	3,347	3,423	3,488	3,542	3,590	3,629	3,661	3,690	3,712	3,735
Leesburg	9,391	9,572	9,753	9,926	10,082	10,218	10,352	10,441	10,514	10,573	10,632	10,691	10,750
Northwest	685	700	716	729	741	754	767	780	793	806	819	832	845
Potomac	3,224	3,241	3,259	3,276	3,294	3,311	3,329	3,350	3,372	3,393	3,420	3,447	3,474
Route 15 North	524	537	550	559	569	578	587	596	605	615	624	633	642
Route 15 South	488	499	510	522	533	544	555	567	578	589	601	612	623
Route 7 West	1,533	1,559	1,583	1,601	1,620	1,638	1,657	1,675	1,694	1,708	1,722	1,736	1,754
Southwest	1,290	1,308	1,325	1,343	1,360	1,378	1,395	1,413	1,430	1,448	1,466	1,483	1,501
Sterling	3,061	3,083	3,096	3,109	3,123	3,136	3,150	3,174	3,198	3,222	3,257	3,304	3,350
<b>Total</b>	<b>31,347</b>	<b>31,937</b>	<b>32,487</b>	<b>32,995</b>	<b>33,461</b>	<b>33,887</b>	<b>34,271</b>	<b>34,614</b>	<b>34,915</b>	<b>35,176</b>	<b>35,436</b>	<b>35,696</b>	<b>35,957</b>

Source: Loudoun County's Department of Economic Development and the 2000 Census.

**Table 5-2. Estimated Number of Rental Units in Loudoun County by Income Increment**

Income Range		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
% of Regional AMI	Income Range*													
10%	(\$0 to \$6,795)	0	0	0	0	0	0	0	0	0	0	0	0	0
20%	(\$6,795 to \$13,590)	0	0	0	0	0	0	0	0	0	0	0	0	0
30%	(\$13,590 to \$20,386)	0	0	0	0	0	0	0	0	0	0	0	0	0
40%	(\$20,386 to \$27,181)	128	137	145	152	160	167	174	180	187	193	200	206	211
50%	(\$27,181 to \$33,976)	170	181	192	202	211	220	230	238	247	256	264	273	279
60%	(\$33,976 to \$40,771)	1,139	1,214	1,290	1,352	1,415	1,478	1,541	1,599	1,657	1,714	1,772	1,829	1,870
70%	(\$40,771 to \$47,566)	4,377	4,667	4,956	5,198	5,439	5,681	5,922	6,148	6,368	6,589	6,809	7,030	7,187
80%	(\$47,566 to \$54,362)	4,870	5,192	5,514	5,783	6,052	6,320	6,589	6,840	7,085	7,331	7,576	7,821	7,997
90%	(\$54,362 to \$61,157)	3,232	3,446	3,660	3,838	4,016	4,195	4,373	4,540	4,702	4,865	5,028	5,191	5,307
100%	(\$61,157 to \$67,952)	2,360	2,517	2,673	2,803	2,933	3,063	3,194	3,315	3,434	3,553	3,672	3,791	3,876
110%	(\$67,952 to \$74,747)	841	896	952	998	1,045	1,091	1,137	1,181	1,223	1,265	1,308	1,350	1,380
120%	(\$74,747 to \$81,543)	1,530	1,631	1,733	1,817	1,901	1,986	2,070	2,149	2,226	2,303	2,380	2,457	2,513
125%	(\$81,543 to \$84,940)	0	0	0	0	0	0	0	0	0	0	0	0	0
Above 125%	(Above \$84,950)	58	62	66	69	72	75	78	81	84	87	90	93	95
<b>Total</b>	<b>na</b>	<b>18,705</b>	<b>19,943</b>	<b>21,181</b>	<b>22,213</b>	<b>23,244</b>	<b>24,276</b>	<b>25,308</b>	<b>26,272</b>	<b>27,215</b>	<b>28,157</b>	<b>29,099</b>	<b>30,042</b>	<b>30,715</b>

**Table 5-2. Estimated Number of Rental Units in Loudoun County by Income Increment (Cont.)**

Income Range		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
% of Regional AMI	Income Range*													
10%	(\$0 to \$6,795)	0	0	0	0	0	0	0	0	0	0	0	0	0
20%	(\$6,795 to \$13,590)	0	0	0	0	0	0	0	0	0	0	0	0	0
30%	(\$13,590 to \$20,386)	0	0	0	0	0	0	0	0	0	0	0	0	0
40%	(\$20,386 to \$27,181)	215	219	223	226	230	233	235	238	240	241	243	245	247
50%	(\$27,181 to \$33,976)	285	290	295	299	304	308	311	314	317	319	322	324	326
60%	(\$33,976 to \$40,771)	1,908	1,944	1,978	2,009	2,037	2,063	2,086	2,107	2,126	2,142	2,157	2,173	2,189
70%	(\$40,771 to \$47,566)	7,335	7,474	7,602	7,721	7,830	7,930	8,020	8,100	8,170	8,231	8,292	8,353	8,414
80%	(\$47,566 to \$54,362)	8,161	8,315	8,458	8,590	8,712	8,822	8,922	9,012	9,090	9,158	9,226	9,294	9,361
90%	(\$54,362 to \$61,157)	5,416	5,519	5,613	5,701	5,782	5,855	5,922	5,981	6,033	6,078	6,123	6,168	6,213
100%	(\$61,157 to \$67,952)	3,956	4,030	4,099	4,164	4,222	4,276	4,325	4,368	4,406	4,439	4,472	4,505	4,537
110%	(\$67,952 to \$74,747)	1,409	1,435	1,460	1,483	1,504	1,523	1,540	1,556	1,569	1,581	1,593	1,604	1,616
120%	(\$74,747 to \$81,543)	2,564	2,613	2,657	2,699	2,737	2,772	2,803	2,831	2,856	2,877	2,899	2,920	2,941
125%	(\$81,543 to \$84,940)	0	0	0	0	0	0	0	0	0	0	0	0	0
Above 125%	(Above \$84,950)	97	99	101	102	104	105	106	107	108	109	110	111	111
<b>Total</b>	<b>na</b>	<b>31,347</b>	<b>31,937</b>	<b>32,487</b>	<b>32,995</b>	<b>33,461</b>	<b>33,887</b>	<b>34,271</b>	<b>34,614</b>	<b>34,915</b>	<b>35,176</b>	<b>35,436</b>	<b>35,696</b>	<b>35,957</b>

\* in 2000 Dollars

Source: Loudoun County's Department of Economic Development, Loudoun County Apartment Rental Guide, and the 2000 Census.



## Section 6. Housing Unit Sales in Loudoun County

This section provides data on three aspects related to sales of housing units in Loudoun County. First, the number of existing and new housing unit sales projected to occur in Loudoun County between 2000 and 2030 are provided. Second, those sales are disaggregated by unit type (i.e. single family detached, single family attached, and multifamily). Finally, the units that were sold in Loudoun County in 2004 by unit type and affordability based on a set of income ranges are displayed.

The number of existing home sales projected to occur was obtained from Economy.com for the years 2000 to 2030. Those data were adjusted to agree with the observed number of existing sales that took place in Loudoun County in 2004 based on data reported by Loudoun County's Department of Financial Services. The number of new units sold was estimated using two steps. First the relationship between the number of new housing units sold and the number of building permits issued for each of the years between 1997 and 2004 was examined.<sup>1</sup> That examination revealed that on average, the number of new units sold was approximately 72.5% of the number of building permits issued in each year. That figure was multiplied times the number of building permits projected to be issued in Loudoun County for the period between 2005 and 2030 based on Loudoun County's socioeconomic forecast to estimate the number of new units that would be sold in each year between 2005 and 2030 in Loudoun County.

In order to disaggregate the housing units projected to be sold in Loudoun County by type and by new/existing, housing sales for all units by type and by new/existing that occurred in Loudoun County between 1997 and 2004 were compiled. That data is summarized in the following table.

**Distribution of Housing Unit Sales in Loudoun County, 1997-2004\***

	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi Family</b>	<b>Total</b>
New	24.0%	16.5%	3.3%	<b>43.8%</b>
Existing	26.8%	21.5%	7.9%	<b>56.2%</b>
<b>Total</b>	<b>50.8%</b>	<b>38.0%</b>	<b>11.2%</b>	<b>100.0%</b>

*Note: \*Data for 2003 were not available.*

*Source: Loudoun County Department of Financial Services.*

Estimating the distribution of housing sales by type and by new/existing for the years from 2005 through 2030 was accomplished by multiplying the total number of housing unit sales projected to occur in Loudoun County by the corresponding figure for each unit type and for new and existing units as displayed in the table above.

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<sup>1</sup> Data for 2003 were not available.

The number of housing units sold in Loudoun County by type and affordability was estimated using data maintained by Loudoun County's Department of Financial Services. That database contains information for all housing unit sales that occurred in Loudoun County in 2004 including the type of unit sold, whether the unit was a new unit or an existing unit, and the price at which the unit sold. Assuming that the monthly cost of any unit would be the cost of the mortgage payment based on a 30 year loan at 7% interest, the number of units by type and new/existing that could have been afforded by a household in a variety of income ranges could be tabulated. Those results are contained in this section. These calculations and their results are also discussed in the section entitled Question #3 in *Basic Housing and Employment Data and Projections*.

**Table 6-1. Estimated New and Existing Housing Unit  
Sales in Loudoun County**

<b>Year</b>	<b>New Housing Unit Sales</b>	<b>Existing Housing Unit Sales</b>	<b>Total Housing Unit Sales</b>
2000	4,315	5,413	9,728
2001	3,784	4,662	8,446
2002	4,334	5,860	10,194
2003	4,828	7,061	11,889
2004	5,001	8,132	13,133
2005	3,926	7,929	11,855
2006	4,352	7,488	11,840
2007	3,626	7,623	11,249
2008	3,626	8,322	11,948
2009	3,626	9,169	12,796
2010	3,626	9,996	13,622
2011	2,756	10,853	13,609
2012	2,611	11,687	14,298
2013	2,611	12,502	15,113
2014	2,611	13,327	15,938
2015	2,611	14,226	16,837
2016	2,466	15,142	17,608
2017	2,321	16,211	18,532
2018	2,176	17,281	19,457
2019	2,031	18,361	20,391
2020	1,886	19,461	21,347
2021	1,741	20,580	22,321
2022	1,596	21,713	23,309
2023	1,451	22,870	24,321
2024	1,305	24,040	25,345
2025	1,160	25,212	26,373
2026	1,015	26,356	27,371
2027	1,015	27,533	28,549
2028	1,015	28,750	29,765
2029	1,015	30,003	31,018
2030	870	31,248	32,119

Source: Economy.com and Loudoun County Department of Economic Development.

**Table 6-2. Estimated New and Existing Housing Unit Sales in Loudoun County by Type**

Year	New Housing Unit Sales			Existing Housing Unit Sales			Total
	Single Family Detached	Single Family Attached	Multifamily	Single Family Detached	Single Family Attached	Multifamily	
2000	2,338	1,601	319	2,606	2,096	768	9,728
2001	2,030	1,390	277	2,263	1,819	667	8,446
2002	2,450	1,678	334	2,731	2,196	805	10,194
2003	2,857	1,957	390	3,185	2,561	939	11,889
2004	3,156	2,162	430	3,519	2,829	1,037	13,133
2005	2,849	1,951	389	3,176	2,554	936	11,855
2006	2,846	1,949	388	3,172	2,551	935	11,840
2007	2,704	1,852	369	3,014	2,423	888	11,249
2008	2,872	1,967	392	3,201	2,574	943	11,948
2009	3,075	2,106	419	3,428	2,757	1,010	12,796
2010	3,274	2,242	446	3,650	2,935	1,075	13,622
2011	3,271	2,240	446	3,646	2,932	1,074	13,609
2012	3,437	2,353	469	3,831	3,080	1,129	14,298
2013	3,632	2,487	495	4,049	3,256	1,193	15,113
2014	3,831	2,623	522	4,270	3,433	1,258	15,938
2015	4,047	2,771	552	4,511	3,627	1,329	16,837
2016	4,232	2,898	577	4,717	3,793	1,390	17,608
2017	4,454	3,050	607	4,965	3,992	1,463	18,532
2018	4,676	3,202	638	5,213	4,192	1,536	19,457
2019	4,901	3,356	668	5,463	4,393	1,610	20,391
2020	5,131	3,514	700	5,719	4,599	1,685	21,347
2021	5,365	3,674	732	5,980	4,809	1,762	22,321
2022	5,602	3,836	764	6,245	5,021	1,840	23,309
2023	5,845	4,003	797	6,516	5,239	1,920	24,321
2024	6,092	4,172	831	6,791	5,460	2,001	25,345
2025	6,339	4,341	864	7,066	5,681	2,082	26,373
2026	6,579	4,505	897	7,333	5,897	2,161	27,371
2027	6,862	4,699	936	7,649	6,150	2,254	28,549
2028	7,154	4,899	976	7,975	6,412	2,350	29,765
2029	7,455	5,105	1,017	8,310	6,682	2,449	31,018
2030	7,720	5,287	1,053	8,605	6,919	2,535	32,119

Source: Economy.com and Loudoun County Department of Economic Development.

**Table 6-3. Estimated Number of Housing Units Sold in Loudoun County by Type and Affordability, 2004**

%AMI	Income Range	Affordable Housing Costs	Housing Units Affordable to Households in Each Income Range* in Loudoun County								
			New Housing Units			Total New Units	Existing Housing Units			Total Existing Units	Total Units
			SFD	SFA	MF		SFD	SFA	MF		
10%	\$0 to \$6,795	\$85	0	0	0	0	0	0	0	0	0
20%	\$6,795 to \$13,590	\$255	0	0	0	0	0	0	0	0	0
30%	\$13,590 to \$20,386	\$425	1	0	0	1	0	0	3	3	4
40%	\$20,386 to \$27,181	\$595	0	0	0	0	1	0	12	13	13
50%	\$27,181 to \$33,976	\$764	0	0	0	0	4	1	30	35	35
60%	\$33,976 to \$40,771	\$934	0	0	0	0	2	8	50	60	60
70%	\$40,771 to \$47,566	\$1,104	0	0	8	8	2	21	153	176	184
80%	\$47,566 to \$54,362	\$1,274	0	0	6	6	8	74	214	296	302
90%	\$54,362 to \$61,157	\$1,444	0	9	11	20	18	143	261	422	442
100%	\$61,157 to \$67,952	\$1,614	0	26	35	61	41	233	283	557	618
110%	\$67,952 to \$74,747	\$1,784	1	84	74	159	88	322	155	565	724
120%	\$74,747 to \$81,543	\$1,954	10	118	83	211	147	446	83	676	887
125%	\$81,543 to \$84,940	\$2,081	17	115	94	226	179	449	22	650	876
125%+	Above \$84,950	na	3,221	990	98	4,309	2901	1722	56	4679	8,988
Total	na	na	3,250	1,342	409	5,001	3,391	3,419	1,322	8,132	13,133

Notes: \*Assumes a house is affordable if the mortgage payment based on a 7% interest 30-year loan is not more than 30% of total income. Income figures are in 2000 dollars.

Source: Loudoun County Department of Financial Services and AECOM Consult, Inc.

## **Section 7. Rental and Owner Occupied Households in Loudoun County**

In this section, data describing the number of rental and owner occupied housing units in Loudoun County is presented. This section begins by first providing tables outlining the total number of households projected to be in Loudoun County for each of the years between 2005 and 2030. Then those households are disaggregated into rental and owner occupied households in subsequent tables.

Data describing the number of households projected to be in Loudoun County, along with the shares that are projected to be renter and owner occupied, were obtained from Loudoun County's socioeconomic forecast. That forecast is based on existing, permitted, and approved residential development, 2000 Census data, and assumptions related to future housing market demand and residential permitting activity. Those assumptions are developed by the Fiscal Impact Committee and are revised every two years. That committee consists of local officials, developers, members of the financial industry, and other private sector representatives. The latest forecast was updated in 2004.

**Table 7-1. Total Households In Loudoun County**

Planning Subarea	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Ashburn	21,742	23,360	24,903	26,162	27,419	28,676	29,942	31,115	32,217	33,309	34,400	35,492	36,340
Dulles	7,551	8,891	10,170	11,361	12,586	13,891	15,211	16,295	17,335	18,379	19,422	20,465	21,410
Leesburg	16,434	17,639	18,894	19,975	21,054	22,132	23,217	24,323	25,426	26,532	27,637	28,743	29,387
Northwest	2,993	3,120	3,311	3,475	3,638	3,801	3,965	4,130	4,307	4,484	4,661	4,838	4,944
Potomac	14,787	15,206	15,636	15,923	16,180	16,356	16,491	16,634	16,778	16,922	17,066	17,211	17,297
Route 15 North	1,254	1,372	1,492	1,600	1,707	1,815	1,922	2,030	2,137	2,245	2,353	2,461	2,522
Route 15 South	1,026	1,116	1,210	1,292	1,375	1,457	1,540	1,623	1,707	1,791	1,875	1,959	2,004
Route 7 West	6,243	6,569	6,901	7,174	7,446	7,719	7,994	8,256	8,519	8,783	9,047	9,311	9,461
Southwest	2,713	2,812	2,917	2,995	3,073	3,152	3,232	3,313	3,396	3,479	3,562	3,645	3,687
Sterling	10,864	11,107	11,342	11,474	11,606	11,741	11,880	12,025	12,174	12,326	12,478	12,630	12,742
<b>Total</b>	<b>85,608</b>	<b>91,193</b>	<b>96,777</b>	<b>101,431</b>	<b>106,085</b>	<b>110,739</b>	<b>115,392</b>	<b>119,744</b>	<b>123,997</b>	<b>128,249</b>	<b>132,502</b>	<b>136,755</b>	<b>139,793</b>

**Table 7-1. Total Households In Loudoun County (Cont.)**

Planning Subarea	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Ashburn	37,178	37,925	38,610	39,254	39,833	40,361	40,800	41,176	41,475	41,708	41,902	42,084	42,237
Dulles	22,249	23,004	23,665	24,277	24,827	25,299	25,694	26,045	26,326	26,559	26,774	26,945	27,105
Leesburg	29,989	30,556	31,119	31,666	32,159	32,591	33,007	33,301	33,533	33,719	33,911	34,103	34,289
Northwest	5,050	5,162	5,275	5,370	5,464	5,558	5,652	5,747	5,842	5,936	6,032	6,129	6,224
Potomac	17,378	17,458	17,541	17,627	17,711	17,797	17,882	17,981	18,086	18,191	18,317	18,455	18,590
Route 15 North	2,582	2,646	2,710	2,755	2,800	2,845	2,890	2,936	2,981	3,026	3,072	3,118	3,164
Route 15 South	2,049	2,096	2,143	2,191	2,238	2,285	2,332	2,380	2,427	2,474	2,523	2,571	2,618
Route 7 West	9,611	9,772	9,920	10,035	10,149	10,264	10,378	10,494	10,609	10,695	10,785	10,874	10,990
Southwest	3,730	3,781	3,832	3,884	3,935	3,987	4,038	4,090	4,142	4,193	4,246	4,299	4,352
Sterling	12,828	12,909	12,977	13,026	13,075	13,125	13,174	13,240	13,330	13,421	13,530	13,681	13,858
<b>Total</b>	<b>142,644</b>	<b>145,310</b>	<b>147,791</b>	<b>150,084</b>	<b>152,191</b>	<b>154,112</b>	<b>155,846</b>	<b>157,392</b>	<b>158,751</b>	<b>159,923</b>	<b>161,093</b>	<b>162,260</b>	<b>163,428</b>

Source: Loudoun County Department of Economic Development.

**Table 7-2. Estimated Number of Owner Occupied Households in Loudoun County**

Planning Subarea	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Ashburn	18,287	19,648	20,946	22,005	23,062	24,119	25,183	26,171	27,097	28,015	28,934	29,852	30,565
Dulles	6,573	7,739	8,852	9,889	10,955	12,091	13,240	14,183	15,089	15,997	16,905	17,813	18,635
Leesburg	11,564	12,412	13,295	14,056	14,815	15,573	16,337	17,115	17,891	18,669	19,447	20,225	20,678
Northwest	2,607	2,718	2,885	3,027	3,169	3,311	3,454	3,599	3,753	3,907	4,061	4,215	4,308
Potomac	12,136	12,480	12,833	13,068	13,280	13,423	13,534	13,652	13,770	13,888	14,007	14,125	14,196
Route 15 North	1,014	1,109	1,206	1,293	1,380	1,467	1,554	1,641	1,728	1,815	1,902	1,990	2,039
Route 15 South	796	866	939	1,003	1,067	1,130	1,194	1,259	1,324	1,389	1,454	1,520	1,555
Route 7 West	5,300	5,576	5,859	6,090	6,321	6,553	6,786	7,009	7,232	7,456	7,680	7,904	8,031
Southwest	1,850	1,917	1,988	2,042	2,095	2,149	2,203	2,259	2,315	2,372	2,428	2,485	2,513
Sterling	8,356	8,543	8,724	8,825	8,927	9,030	9,137	9,249	9,364	9,481	9,597	9,715	9,800
<b>Total</b>	<b>68,483</b>	<b>73,009</b>	<b>77,527</b>	<b>81,298</b>	<b>85,070</b>	<b>88,847</b>	<b>92,623</b>	<b>96,135</b>	<b>99,563</b>	<b>102,989</b>	<b>106,416</b>	<b>109,843</b>	<b>112,321</b>

**Table 7-2. Estimated Number of Owner Occupied Households in Loudoun County (Cont.)**

Planning Subarea	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Ashburn	31,270	31,898	32,474	33,016	33,503	33,947	34,316	34,633	34,884	35,080	35,243	35,396	35,525
Dulles	19,366	20,023	20,598	21,131	21,609	22,021	22,365	22,669	22,915	23,118	23,305	23,453	23,593
Leesburg	21,102	21,501	21,897	22,282	22,629	22,933	23,225	23,433	23,596	23,727	23,862	23,997	24,128
Northwest	4,400	4,498	4,596	4,679	4,761	4,843	4,925	5,008	5,090	5,172	5,256	5,340	5,423
Potomac	14,262	14,328	14,396	14,466	14,536	14,606	14,676	14,758	14,843	14,929	15,033	15,146	15,257
Route 15 North	2,087	2,139	2,191	2,227	2,264	2,300	2,336	2,373	2,410	2,446	2,483	2,521	2,557
Route 15 South	1,590	1,626	1,663	1,700	1,736	1,773	1,809	1,847	1,883	1,920	1,957	1,995	2,032
Route 7 West	8,159	8,296	8,421	8,519	8,616	8,713	8,810	8,908	9,006	9,079	9,155	9,231	9,330
Southwest	2,543	2,578	2,612	2,648	2,683	2,718	2,753	2,788	2,824	2,859	2,895	2,931	2,967
Sterling	9,866	9,929	9,981	10,019	10,057	10,095	10,132	10,184	10,253	10,322	10,407	10,523	10,659
<b>Total</b>	<b>114,645</b>	<b>116,816</b>	<b>118,829</b>	<b>120,686</b>	<b>122,393</b>	<b>123,948</b>	<b>125,347</b>	<b>126,601</b>	<b>127,702</b>	<b>128,652</b>	<b>129,596</b>	<b>130,533</b>	<b>131,470</b>

Source: Loudoun County Department of Economic Development.



**Table 7-3. Estimated Number of Renter Occupied Households in Loudoun County**

Planning Subarea	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Ashburn	3,455	3,712	3,958	4,158	4,357	4,557	4,758	4,945	5,120	5,293	5,467	5,640	5,775
Dulles	979	1,152	1,318	1,472	1,631	1,800	1,971	2,112	2,247	2,382	2,517	2,652	2,775
Leesburg	4,870	5,227	5,599	5,919	6,239	6,559	6,880	7,208	7,535	7,862	8,190	8,518	8,709
Northwest	385	402	426	447	468	489	510	532	554	577	600	623	636
Potomac	2,651	2,726	2,803	2,855	2,901	2,932	2,956	2,982	3,008	3,034	3,060	3,086	3,101
Route 15 North	240	263	286	307	327	348	368	389	410	430	451	472	483
Route 15 South	230	250	271	290	308	327	345	364	382	401	420	439	449
Route 7 West	943	993	1,043	1,084	1,125	1,166	1,208	1,248	1,287	1,327	1,367	1,407	1,430
Southwest	864	895	928	953	978	1,003	1,029	1,054	1,081	1,107	1,134	1,160	1,173
Sterling	2,508	2,564	2,618	2,649	2,679	2,710	2,743	2,776	2,811	2,846	2,881	2,916	2,942
<b>Total</b>	<b>17,125</b>	<b>18,184</b>	<b>19,251</b>	<b>20,134</b>	<b>21,014</b>	<b>21,892</b>	<b>22,769</b>	<b>23,609</b>	<b>24,434</b>	<b>25,260</b>	<b>26,086</b>	<b>26,912</b>	<b>27,472</b>

**Table 7-3. Estimated Number of Renter Occupied Households in Loudoun County (Cont.)**

Planning Subarea	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Ashburn	5,908	6,027	6,136	6,238	6,330	6,414	6,484	6,544	6,591	6,628	6,659	6,688	6,712
Dulles	2,883	2,981	3,067	3,146	3,217	3,279	3,330	3,375	3,412	3,442	3,470	3,492	3,513
Leesburg	8,887	9,055	9,222	9,384	9,530	9,658	9,781	9,869	9,937	9,992	10,049	10,106	10,161
Northwest	650	664	679	691	703	715	728	740	752	764	776	789	801
Potomac	3,115	3,130	3,145	3,160	3,175	3,191	3,206	3,224	3,242	3,261	3,284	3,309	3,333
Route 15 North	495	507	519	528	537	545	554	563	571	580	589	598	606
Route 15 South	459	470	480	491	502	512	523	533	544	555	565	576	587
Route 7 West	1,452	1,477	1,499	1,516	1,533	1,551	1,568	1,586	1,603	1,616	1,630	1,643	1,661
Southwest	1,187	1,203	1,220	1,236	1,252	1,269	1,285	1,302	1,318	1,335	1,351	1,368	1,385
Sterling	2,961	2,980	2,996	3,007	3,018	3,030	3,041	3,057	3,077	3,098	3,124	3,158	3,199
<b>Total</b>	<b>27,999</b>	<b>28,494</b>	<b>28,962</b>	<b>29,398</b>	<b>29,799</b>	<b>30,164</b>	<b>30,499</b>	<b>30,791</b>	<b>31,048</b>	<b>31,271</b>	<b>31,497</b>	<b>31,727</b>	<b>31,958</b>

Source: Loudoun County Department of Economic Development.

## **Section 8. Housing Unit Shortage in Loudoun County**

This section discusses the current and projected housing unit shortage in Loudoun County. In *Basic Housing and Employment Data and Projections*, the number of housing units that were required to house in-commuters in selected industries that do not currently live in Loudoun County but might otherwise demand to live in Loudoun County was measured. The methodology used to estimate the share of workers that in-commute into Loudoun County and may demand housing there is discussed in detail in the section entitled Question #1 in that study.

The distribution of the total number of housing units required to house in-commuters in selected industries through 2030 by unit type and by planning subarea is also provided in this section. Distributions of housing units by unit type and by planning subarea were estimated based on current observations of approved but unbuilt residential development in Loudoun County, which are published in the *2005 Annual Growth Summary*. The methodology used to estimate the number of housing units by type that would be required to house selected in-commuters is also discussed in more detail in the section entitled Question #2 in *Basic Housing and Employment Data and Projections*.

The distribution of housing units required to house in-commuters is also displayed for each of the years between 2003 and 2030 by planning subarea and by unit type. That distribution was estimated by multiplying the share of approved but unbuilt units by unit type in each planning subarea by the number of units required for in-commuters. Data describing the approved but unbuilt units by unit type in each planning subarea were obtained from the *2005 Annual Growth Summary*.

**Table 8-1. Additional Housing Units Required to House In-Commuters in Selected Industries\* by Type**

<b>Year</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi Family</b>	<b>Total</b>
2003	1,303	8,406	2,869	<b>12,578</b>
2004	32	459	395	<b>886</b>
2005	15	85	1,051	<b>1,151</b>
2006	0	62	886	<b>948</b>
2007	8	38	614	<b>660</b>
2008	10	50	739	<b>799</b>
2009	9	55	658	<b>722</b>
2010	9	67	655	<b>731</b>
2011	9	256	499	<b>764</b>
2012	9	268	469	<b>746</b>
2013	9	277	450	<b>736</b>
2014	13	271	410	<b>694</b>
2015	14	262	399	<b>675</b>
2016	29	240	391	<b>660</b>
2017	27	240	355	<b>622</b>
2018	24	219	312	<b>555</b>
2019	24	199	292	<b>515</b>
2020	25	190	264	<b>479</b>
2021	26	188	247	<b>461</b>
2022	26	191	244	<b>461</b>
2023	82	127	240	<b>450</b>
2024	90	148	202	<b>440</b>
2025	102	166	230	<b>498</b>
2026	129	185	270	<b>584</b>
2027	125	181	264	<b>570</b>
2028	102	151	208	<b>461</b>
2029	121	170	202	<b>493</b>
2030	165	126	204	<b>496</b>
<b>Total</b>	<b>2,539</b>	<b>13,277</b>	<b>14,020</b>	<b>29,835</b>

Note: \* As determined in Question #1 of Basic Housing and Employment Data and Projections.

Source: AECOM Consult, BLS, Economy.com, and Woods & Poole.

**Table 8-2. Distribution of Housing Units Required to House In-Commuters in Selected Industries\* by 2030**

<b>Planning Subarea</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multifamily</b>	<b>Total</b>
Ashburn	622	5,862	11,300	<b>17,784</b>
Dulles	1,083	5,848	1,894	<b>8,825</b>
Leesburg	228	713	352	<b>1,293</b>
Northwest	65	0	0	<b>65</b>
Potomac	92	93	241	<b>426</b>
Rt. 15 North	120	42	0	<b>162</b>
Rt. 15 South	76	0	0	<b>76</b>
Rt. 7 West	228	630	0	<b>858</b>
Southwest	18	0	0	<b>18</b>
Sterling	8	87	233	<b>328</b>
<b>Total</b>	<b>2,539</b>	<b>13,277</b>	<b>14,020</b>	<b>29,835</b>

*Notes: \* As determined in Question #1 of Basic Housing and Employment Data and Projections. Analysis assumes that residential development patterns follow approved but unbuilt development.*

*Source: Loudoun County Department of Economic Development's 2005 Annual Growth Summary and AECOM Consult.*

**Table 8-3. Distribution of Housing Units Required to House In-Commuters in Selected Industries\* by Planning Subarea**

Year	Ashburn			Dulles			Leesburg			Northwest			Potomac			Rt. 15 North			Rt. 15 South			Rt. 7 West			Southwest			Sterling		
	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF
2003	319	3,712	2,312	556	3,703	388	117	452	72	33	0	0	47	59	49	61	27	0	39	0	0	117	399	0	9	0	0	4	55	48
2004	8	203	318	14	202	53	3	25	10	1	0	0	1	3	7	2	1	0	1	0	0	3	22	0	0	0	0	0	3	7
2005	4	38	847	6	37	142	1	5	26	0	0	0	1	1	18	1	0	0	0	0	0	1	4	0	0	0	0	0	1	17
2006	0	27	714	0	27	120	0	3	22	0	0	0	0	0	15	0	0	0	0	0	0	0	3	0	0	0	0	0	0	15
2007	2	17	495	3	17	83	1	2	15	0	0	0	0	0	11	0	0	0	0	0	0	1	2	0	0	0	0	0	0	10
2008	2	22	596	4	22	100	1	3	19	0	0	0	0	0	13	0	0	0	0	0	0	1	2	0	0	0	0	0	0	12
2009	2	24	531	4	24	89	1	3	17	0	0	0	0	0	11	0	0	0	0	0	0	1	3	0	0	0	0	0	0	11
2010	2	30	528	4	29	88	1	4	16	0	0	0	0	0	11	0	0	0	0	0	0	1	3	0	0	0	0	0	0	11
2011	2	113	402	4	113	67	1	14	13	0	0	0	0	2	9	0	1	0	0	0	0	1	12	0	0	0	0	0	2	8
2012	2	118	378	4	118	63	1	14	12	0	0	0	0	2	8	0	1	0	0	0	0	1	13	0	0	0	0	0	2	8
2013	2	122	363	4	122	61	1	15	11	0	0	0	0	2	8	0	1	0	0	0	0	1	13	0	0	0	0	0	2	7
2014	3	120	330	6	120	55	1	15	10	0	0	0	0	2	7	1	1	0	0	0	0	1	13	0	0	0	0	0	2	7
2015	3	116	321	6	115	54	1	14	10	0	0	0	1	2	7	1	1	0	0	0	0	1	12	0	0	0	0	0	2	7
2016	7	106	315	12	106	53	3	13	10	1	0	0	1	2	7	1	1	0	1	0	0	3	11	0	0	0	0	0	2	7
2017	7	106	286	12	106	48	2	13	9	1	0	0	1	2	6	1	1	0	1	0	0	2	11	0	0	0	0	0	2	6
2018	6	97	252	10	96	42	2	12	8	1	0	0	1	2	5	1	1	0	1	0	0	2	10	0	0	0	0	0	1	5
2019	6	88	235	10	88	39	2	11	7	1	0	0	1	1	5	1	1	0	1	0	0	2	9	0	0	0	0	0	1	5
2020	6	84	213	11	84	36	2	10	7	1	0	0	1	1	5	1	1	0	1	0	0	2	9	0	0	0	0	0	1	4
2021	6	83	199	11	83	33	2	10	6	1	0	0	1	1	4	1	1	0	1	0	0	2	9	0	0	0	0	0	1	4
2022	6	84	197	11	84	33	2	10	6	1	0	0	1	1	4	1	1	0	1	0	0	2	9	0	0	0	0	0	1	4
2023	20	56	194	35	56	32	7	7	6	2	0	0	3	1	4	4	0	0	2	0	0	7	6	0	1	0	0	0	1	4
2024	22	65	163	38	65	27	8	8	5	2	0	0	3	1	3	4	0	0	3	0	0	8	7	0	1	0	0	0	1	3
2025	25	73	185	44	73	31	9	9	6	3	0	0	4	1	4	5	1	0	3	0	0	9	8	0	1	0	0	0	1	4
2026	32	82	218	55	82	36	12	10	7	3	0	0	5	1	5	6	1	0	4	0	0	12	9	0	1	0	0	0	1	4
2027	31	80	213	53	80	36	11	10	7	3	0	0	5	1	5	6	1	0	4	0	0	11	9	0	1	0	0	0	1	4
2028	25	67	167	44	67	28	9	8	5	3	0	0	4	1	4	5	0	0	3	0	0	9	7	0	1	0	0	0	1	3
2029	30	75	163	52	75	27	11	9	5	3	0	0	4	1	3	6	1	0	4	0	0	11	8	0	1	0	0	0	1	3
2030	41	56	165	71	56	28	15	7	5	4	0	0	6	1	4	8	0	0	5	0	0	15	6	0	1	0	0	0	1	3
<b>Total</b>	<b>622</b>	<b>5,862</b>	<b>11,300</b>	<b>1,083</b>	<b>5,848</b>	<b>1,894</b>	<b>228</b>	<b>713</b>	<b>352</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>92</b>	<b>93</b>	<b>241</b>	<b>120</b>	<b>42</b>	<b>0</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>228</b>	<b>630</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>87</b>	<b>233</b>

Notes: \* As determined in Question #1 of Basic Housing and Employment Data and Projections. Analysis assumes that residential development patterns follow approved but unbuilt development. SFD = Single family detached; SFA = Single family attached; MF = Multifamily.

Source: Loudoun County Department of Economic Development's 2005 Annual Growth Summary and AECOM Consult.

## **Section 9. Available Supply and Demand for the Renter and Owner Occupied Housing Market**

In this section, the supply and demand of renter occupied and owner occupied housing in Loudoun County is discussed. This section begins by providing an overview of Loudoun County's housing supply and demand. Then, data describing the supply and demand of renter and owner occupied housing units that would be affordable to households in a variety of income ranges are provided. In each case, supply and demand comparisons are made and surpluses and shortages are displayed.

Estimating the demand for housing required that the distribution of households by income first be estimated. Then, the share of households that typically rent versus own housing by income range was used to determine the number of housing units that would be demanded by renters and owners at each income range in Loudoun County. This methodology is described in more detail in the section entitled Question #3 of *Basic Housing and Employment Data and Projections*.

Estimating the supply of housing units available to each income range in Loudoun County was conducted by first disaggregating Loudoun County's housing stock into rental and owner occupied units. Those figures were obtained from Loudoun County's socioeconomic forecast. Then, the number of housing units that would be affordable to households in various income ranges was estimated separately for rental units and owner occupied units.

The number of rental units available to each income range was estimated by compiling the total number of rental units and each unit's rent in 2004 as published in the Loudoun County Department of Social Services' *Loudoun County Apartment Guide*. Using that information, the distribution of rental units that would be affordable to a household in each income range was estimated. That distribution was then applied to the total number of rental units projected to be in Loudoun for the 2005 to 2030 period based on Loudoun County's socioeconomic forecast.

The number of owner occupied units available to a household in each income range was similarly calculated. First, the number of owner occupied units that sold in 2004 and each unit's sale price was collected from Loudoun County's Department of Financial Services. Then, the distribution of units that were affordable for each income range was calculated. Finally, that distribution was multiplied by the total number of owner occupied units in Loudoun County based on Loudoun County's socioeconomic forecast. The methodology used in estimating the supply and demand for housing units by income range is described in more detail in the section entitled Question #3 of *Basic Housing and Employment Data and Projections*.

Having estimated housing unit supply and demand by income range, comparisons can be made to determine where surpluses and shortages are projected to exist. The results of those comparisons are displayed in this section.

**Table 9.1 - Renter and Owner Occupied Housing Supply and Demand In Loudoun County**

Year	Renter Occupied Housing Market			Owner Occupied Housing Market		
	Estimated Supply of Housing Units	Estimated Demand For Housing Units	Estimated Surplus/ Shortage	Estimated Supply of Housing Units	Estimated Demand For Housing Units	Estimated Surplus/ Shortage
2005	18,705	23,419	-4,714	71,935	76,806	-4,871
2006	19,943	24,775	-4,832	76,697	81,982	-5,285
2007	21,181	26,143	-4,962	81,459	86,859	-5,400
2008	22,213	27,226	-5,014	85,427	91,229	-5,802
2009	23,244	28,365	-5,120	89,396	95,466	-6,070
2010	24,276	29,465	-5,189	93,364	99,751	-6,387
2011	25,308	30,589	-5,281	97,332	104,045	-6,713
2012	26,272	31,631	-5,359	101,041	108,101	-7,060
2013	27,215	32,575	-5,360	104,665	112,146	-7,481
2014	28,157	33,375	-5,218	108,289	116,293	-8,003
2015	29,099	34,286	-5,187	111,913	120,309	-8,395
2016	30,042	35,180	-5,138	115,538	124,328	-8,790
2017	30,715	35,722	-5,007	118,127	127,447	-9,320
2018	31,347	36,252	-4,905	120,557	130,323	-9,767
2019	31,937	36,647	-4,709	122,828	133,109	-10,282
2020	32,487	36,961	-4,475	124,940	135,755	-10,815
2021	32,995	37,338	-4,344	126,893	138,131	-11,237
2022	33,461	37,672	-4,211	128,688	140,365	-11,677
2023	33,887	37,941	-4,054	130,324	142,466	-12,142
2024	34,271	38,144	-3,873	131,802	144,440	-12,638
2025	34,614	38,360	-3,746	133,120	146,267	-13,147
2026	34,915	38,536	-3,620	134,280	148,033	-13,753
2027	35,176	38,665	-3,489	135,282	149,647	-14,365
2028	35,436	38,669	-3,233	136,283	151,273	-14,991
2029	35,696	38,612	-2,916	137,284	152,992	-15,708
2030	35,957	38,590	-2,634	138,285	154,678	-16,392

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.



**Table 9.2 - Rental Housing Demand In Loudoun County by AMI Range**

Year	10% AMI	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	125% AMI	Above 125% AMI
2005	822	879	937	1,426	1,672	1,644	1,816	2,837	2,194	1,544	1,406	759	388	5,094
2006	869	929	991	1,507	1,707	1,784	1,780	3,122	1,649	2,210	1,534	813	404	5,476
2007	915	978	1,043	1,586	1,796	1,877	1,884	3,218	1,725	2,352	1,618	867	432	5,851
2008	952	1,018	1,085	1,649	1,861	1,937	1,960	3,371	1,764	1,836	2,245	916	455	6,177
2009	988	1,056	1,126	1,711	1,931	2,010	2,030	3,404	1,923	1,852	2,387	962	478	6,507
2010	1,023	1,094	1,166	1,772	2,000	2,056	2,123	3,544	1,995	1,913	2,177	1,261	502	6,841
2011	1,057	1,130	1,205	1,831	2,066	2,125	2,192	3,678	2,023	1,924	2,340	1,319	484	7,213
2012	1,089	1,164	1,241	1,885	2,128	2,084	2,355	3,445	2,420	1,984	2,421	1,374	504	7,536
2013	1,110	1,187	1,266	1,922	2,171	2,125	2,304	3,627	2,483	2,027	2,486	1,431	527	7,909
2014	1,131	1,209	1,289	1,958	2,210	2,165	2,220	3,834	2,540	2,069	1,850	2,016	595	8,289
2015	1,150	1,230	1,311	1,991	2,247	2,201	2,258	3,935	2,487	2,208	1,886	2,093	611	8,678
2016	1,168	1,249	1,332	2,022	2,282	2,235	2,296	4,036	2,538	2,248	1,845	2,213	642	9,075
2017	1,175	1,256	1,339	2,033	2,294	2,250	2,303	4,129	2,376	2,305	1,837	2,053	937	9,436
2018	1,179	1,261	1,344	2,041	2,302	2,259	2,316	4,208	2,404	2,270	1,854	1,504	1,554	9,756
2019	1,181	1,263	1,346	2,044	2,306	2,264	2,325	4,264	2,444	2,279	1,861	1,472	1,045	10,551
2020	1,181	1,263	1,346	2,044	2,306	2,208	2,383	4,328	2,041	2,560	1,913	1,544	663	11,180
2021	1,179	1,260	1,344	2,040	2,302	2,172	2,371	4,436	2,044	2,575	1,812	1,639	685	11,479
2022	1,174	1,255	1,338	2,032	2,294	2,164	2,369	4,502	2,037	2,470	1,917	1,626	714	11,781
2023	1,168	1,249	1,331	2,021	2,281	2,146	2,368	4,467	2,125	2,474	1,788	1,598	834	12,091
2024	1,159	1,240	1,322	2,007	2,266	2,131	2,215	4,644	2,122	2,402	1,799	1,537	871	12,429
2025	1,149	1,229	1,310	1,988	2,247	2,113	2,199	4,617	2,195	2,396	1,791	1,546	879	12,703
2026	1,137	1,216	1,296	1,960	2,231	2,091	2,179	4,668	2,187	2,388	1,778	1,549	812	13,043
2027	1,123	1,201	1,281	1,936	2,205	2,066	2,157	4,711	2,181	2,377	1,763	1,550	734	13,380
2028	1,099	1,175	1,253	1,893	2,157	2,020	2,114	4,743	2,131	2,369	1,726	1,542	680	13,766
2029	1,074	1,148	1,224	1,850	2,108	1,974	2,071	4,777	2,103	1,847	2,115	1,523	669	14,129
2030	1,048	1,120	1,194	1,806	2,058	1,927	2,026	4,809	2,074	1,807	1,964	1,477	767	14,513

Note: AMI refers to the Washington Metropolitan Area's Annual Median Household Income. In this analysis, the 2005 AMI was estimated to be \$67,952 in 2000 dollars.

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.

**Table 9.3 - Rental Housing Supply In Loudoun County by AMI Range**

Year	10% AMI	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	125% AMI	Above 125% AMI
2005	0	0	0	128	170	1,139	4,377	4,870	3,232	2,360	841	1,530	0	58
2006	0	0	0	137	181	1,214	4,667	5,192	3,446	2,517	896	1,631	0	62
2007	0	0	0	145	192	1,290	4,956	5,514	3,660	2,673	952	1,733	0	66
2008	0	0	0	152	202	1,352	5,198	5,783	3,838	2,803	998	1,817	0	69
2009	0	0	0	160	211	1,415	5,439	6,052	4,016	2,933	1,045	1,901	0	72
2010	0	0	0	167	220	1,478	5,681	6,320	4,195	3,063	1,091	1,986	0	75
2011	0	0	0	174	230	1,541	5,922	6,589	4,373	3,194	1,137	2,070	0	78
2012	0	0	0	180	238	1,599	6,148	6,840	4,540	3,315	1,181	2,149	0	81
2013	0	0	0	187	247	1,657	6,368	7,085	4,702	3,434	1,223	2,226	0	84
2014	0	0	0	193	256	1,714	6,589	7,331	4,865	3,553	1,265	2,303	0	87
2015	0	0	0	200	264	1,772	6,809	7,576	5,028	3,672	1,308	2,380	0	90
2016	0	0	0	206	273	1,829	7,030	7,821	5,191	3,791	1,350	2,457	0	93
2017	0	0	0	211	279	1,870	7,187	7,997	5,307	3,876	1,380	2,513	0	95
2018	0	0	0	215	285	1,908	7,335	8,161	5,416	3,956	1,409	2,564	0	97
2019	0	0	0	219	290	1,944	7,474	8,315	5,519	4,030	1,435	2,613	0	99
2020	0	0	0	223	295	1,978	7,602	8,458	5,613	4,099	1,460	2,657	0	101
2021	0	0	0	226	299	2,009	7,721	8,590	5,701	4,164	1,483	2,699	0	102
2022	0	0	0	230	304	2,037	7,830	8,712	5,782	4,222	1,504	2,737	0	104
2023	0	0	0	233	308	2,063	7,930	8,822	5,855	4,276	1,523	2,772	0	105
2024	0	0	0	235	311	2,086	8,020	8,922	5,922	4,325	1,540	2,803	0	106
2025	0	0	0	238	314	2,107	8,100	9,012	5,981	4,368	1,556	2,831	0	107
2026	0	0	0	240	317	2,126	8,170	9,090	6,033	4,406	1,569	2,856	0	108
2027	0	0	0	241	319	2,142	8,231	9,158	6,078	4,439	1,581	2,877	0	109
2028	0	0	0	243	322	2,157	8,292	9,226	6,123	4,472	1,593	2,899	0	110
2029	0	0	0	245	324	2,173	8,353	9,294	6,168	4,505	1,604	2,920	0	111
2030	0	0	0	247	326	2,189	8,414	9,361	6,213	4,537	1,616	2,941	0	111

Note: AMI refers to the Washington Metropolitan Area's Annual Median Household Income. In this analysis, the 2005 AMI was estimated to be \$67,952 in 2000 dollars.

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.

**Table 9.4 - Rental Housing Surplus/Shortage In Loudoun County by AMI Range**

Year	10% AMI	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	125% AMI	Above 125% AMI
2005	-822	-879	-937	-1,298	-1,503	-505	2,561	2,033	1,038	816	-566	771	-388	-5,036
2006	-869	-929	-991	-1,370	-1,526	-570	2,887	2,070	1,797	307	-637	818	-404	-5,415
2007	-915	-978	-1,043	-1,441	-1,604	-588	3,073	2,297	1,934	320	-666	866	-432	-5,785
2008	-952	-1,018	-1,085	-1,497	-1,659	-585	3,238	2,412	2,074	967	-1,246	901	-455	-6,108
2009	-988	-1,056	-1,126	-1,552	-1,720	-595	3,410	2,648	2,093	1,081	-1,343	939	-478	-6,435
2010	-1,023	-1,094	-1,166	-1,605	-1,779	-578	3,558	2,776	2,200	1,150	-1,086	724	-502	-6,765
2011	-1,057	-1,130	-1,205	-1,657	-1,836	-584	3,731	2,911	2,350	1,269	-1,203	751	-484	-7,135
2012	-1,089	-1,164	-1,241	-1,705	-1,890	-485	3,793	3,395	2,119	1,331	-1,240	775	-504	-7,455
2013	-1,110	-1,187	-1,266	-1,735	-1,924	-468	4,065	3,458	2,220	1,407	-1,263	795	-527	-7,825
2014	-1,131	-1,209	-1,289	-1,764	-1,954	-451	4,369	3,497	2,325	1,484	-585	287	-595	-8,202
2015	-1,150	-1,230	-1,311	-1,791	-1,983	-430	4,551	3,641	2,541	1,464	-578	287	-611	-8,587
2016	-1,168	-1,249	-1,332	-1,815	-2,010	-406	4,734	3,785	2,653	1,543	-494	245	-642	-8,982
2017	-1,175	-1,256	-1,339	-1,822	-2,015	-380	4,885	3,868	2,931	1,571	-456	460	-937	-9,341
2018	-1,179	-1,261	-1,344	-1,826	-2,018	-351	5,019	3,953	3,013	1,685	-445	1,061	-1,554	-9,659
2019	-1,181	-1,263	-1,346	-1,825	-2,017	-320	5,148	4,050	3,074	1,751	-426	1,141	-1,045	-10,452
2020	-1,181	-1,263	-1,346	-1,821	-2,012	-230	5,219	4,129	3,572	1,540	-453	1,113	-663	-11,080
2021	-1,179	-1,260	-1,344	-1,813	-2,003	-163	5,350	4,154	3,657	1,588	-329	1,060	-685	-11,377
2022	-1,174	-1,255	-1,338	-1,802	-1,990	-127	5,461	4,210	3,745	1,753	-413	1,111	-714	-11,677
2023	-1,168	-1,249	-1,331	-1,788	-1,974	-83	5,561	4,355	3,731	1,803	-265	1,174	-834	-11,985
2024	-1,159	-1,240	-1,322	-1,771	-1,955	-45	5,804	4,278	3,799	1,923	-259	1,266	-871	-12,323
2025	-1,149	-1,229	-1,310	-1,751	-1,932	-5	5,901	4,395	3,786	1,972	-235	1,286	-879	-12,596
2026	-1,137	-1,216	-1,296	-1,720	-1,914	35	5,991	4,422	3,846	2,018	-209	1,307	-812	-12,934
2027	-1,123	-1,201	-1,281	-1,695	-1,886	76	6,074	4,447	3,897	2,062	-182	1,328	-734	-13,271
2028	-1,099	-1,175	-1,253	-1,650	-1,835	137	6,178	4,482	3,992	2,103	-133	1,356	-680	-13,657
2029	-1,074	-1,148	-1,224	-1,605	-1,784	199	6,282	4,517	4,065	2,657	-511	1,397	-669	-14,018
2030	-1,048	-1,120	-1,194	-1,559	-1,732	262	6,388	4,552	4,139	2,730	-348	1,464	-767	-14,401

Note: AMI refers to the Washington Metropolitan Area's Annual Median Household Income. In this analysis, the 2005 AMI was estimated to be \$67,952 in 2000 dollars.

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.

**Table 9.5 - Owner Occupied Housing Demand In Loudoun County by AMI Range**

Year	10% AMI	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	125% AMI	Above 125% AMI
2005	482	701	967	1,803	2,389	3,112	3,652	7,390	6,383	5,050	5,611	3,794	2,014	33,457
2006	510	741	1,022	1,905	2,438	3,377	3,580	8,132	4,799	7,227	6,120	4,068	2,095	35,969
2007	537	780	1,076	2,005	2,566	3,553	3,789	8,382	5,020	7,693	6,455	4,336	2,240	38,426
2008	559	812	1,119	2,085	2,658	3,666	3,943	8,782	5,132	6,006	8,957	4,580	2,361	40,571
2009	579	842	1,161	2,163	2,758	3,804	4,083	8,866	5,596	6,057	9,526	4,813	2,479	42,737
2010	600	872	1,203	2,239	2,856	3,892	4,270	9,231	5,803	6,257	8,686	6,309	2,601	44,929
2011	620	901	1,243	2,315	2,952	4,022	4,409	9,581	5,885	6,294	9,338	6,598	2,509	47,377
2012	639	928	1,280	2,383	3,040	3,945	4,737	8,974	7,043	6,489	9,658	6,871	2,616	49,498
2013	652	947	1,306	2,430	3,101	4,021	4,634	9,449	7,224	6,629	9,919	7,158	2,731	51,946
2014	664	964	1,330	2,474	3,156	4,098	4,465	9,986	7,391	6,768	7,383	10,083	3,088	54,442
2015	675	981	1,352	2,516	3,210	4,166	4,543	10,250	7,238	7,221	7,524	10,468	3,170	56,994
2016	685	996	1,374	2,555	3,260	4,231	4,619	10,513	7,385	7,351	7,360	11,066	3,328	59,603
2017	689	1,002	1,382	2,570	3,276	4,259	4,632	10,755	6,914	7,538	7,329	10,268	4,859	61,974
2018	692	1,005	1,386	2,579	3,289	4,276	4,659	10,961	6,993	7,425	7,399	7,521	8,058	64,080
2019	693	1,007	1,389	2,583	3,295	4,286	4,678	11,109	7,112	7,455	7,426	7,361	5,420	69,298
2020	693	1,007	1,388	2,583	3,295	4,180	4,795	11,275	5,939	8,372	7,632	7,724	3,440	73,434
2021	692	1,005	1,386	2,578	3,289	4,111	4,770	11,555	5,947	8,423	7,230	8,199	3,551	75,394
2022	689	1,001	1,381	2,569	3,276	4,096	4,766	11,726	5,927	8,077	7,649	8,132	3,700	77,376
2023	685	996	1,373	2,555	3,259	4,063	4,764	11,637	6,182	8,090	7,134	7,994	4,325	79,411
2024	680	989	1,364	2,536	3,236	4,034	4,456	12,098	6,175	7,856	7,178	7,689	4,516	81,632
2025	674	980	1,351	2,513	3,209	3,999	4,423	12,027	6,385	7,835	7,147	7,731	4,556	83,437
2026	667	969	1,337	2,477	3,187	3,957	4,384	12,160	6,362	7,810	7,096	7,750	4,212	85,664
2027	659	958	1,321	2,447	3,150	3,910	4,339	12,272	6,345	7,775	7,035	7,750	3,809	87,877
2028	645	937	1,292	2,393	3,081	3,824	4,253	12,356	6,201	7,747	6,886	7,715	3,526	90,418
2029	630	915	1,263	2,338	3,011	3,737	4,166	12,442	6,119	6,042	8,439	7,618	3,470	92,800
2030	615	893	1,232	2,282	2,940	3,647	4,077	12,527	6,035	5,911	7,835	7,387	3,976	95,320

Note: AMI refers to the Washington Metropolitan Area's Annual Median Household Income. In this analysis, the 2005 AMI was estimated to be \$67,952 in 2000 dollars.

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.

**Table 9.6 - Owner Occupied Housing Supply In Loudoun County by AMI Range**

Year	10% AMI	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	125% AMI	Above 125% AMI
2005	0	0	16	49	131	225	515	1,205	1,578	2,421	3,155	3,736	3,013	55,892
2006	0	0	18	53	140	239	549	1,285	1,682	2,581	3,364	3,983	3,212	59,592
2007	0	0	19	56	149	254	583	1,365	1,786	2,742	3,573	4,230	3,411	63,292
2008	0	0	20	59	156	267	611	1,431	1,873	2,875	3,747	4,436	3,578	66,375
2009	0	0	20	61	163	279	640	1,498	1,960	3,009	3,921	4,642	3,744	69,458
2010	0	0	21	64	171	291	668	1,564	2,047	3,142	4,095	4,848	3,910	72,541
2011	0	0	22	67	178	304	697	1,630	2,134	3,276	4,269	5,054	4,076	75,624
2012	0	0	23	69	185	315	723	1,693	2,216	3,401	4,432	5,247	4,232	78,506
2013	0	0	24	72	191	327	749	1,753	2,295	3,523	4,590	5,435	4,383	81,322
2014	0	0	25	74	198	338	775	1,814	2,375	3,645	4,749	5,623	4,535	84,138
2015	0	0	26	77	205	349	801	1,875	2,454	3,767	4,908	5,812	4,687	86,954
2016	0	0	26	79	211	361	827	1,935	2,534	3,888	5,067	6,000	4,839	89,770
2017	0	0	27	81	216	369	845	1,979	2,590	3,976	5,181	6,134	4,947	91,781
2018	0	0	28	83	220	376	863	2,020	2,644	4,057	5,287	6,261	5,049	93,669
2019	0	0	28	84	224	383	879	2,058	2,694	4,134	5,387	6,378	5,144	95,434
2020	0	0	29	86	228	390	894	2,093	2,740	4,205	5,480	6,488	5,232	97,075
2021	0	0	29	87	232	396	908	2,126	2,783	4,271	5,565	6,590	5,314	98,593
2022	0	0	29	88	235	402	921	2,156	2,822	4,331	5,644	6,683	5,389	99,987
2023	0	0	30	89	238	407	933	2,183	2,858	4,386	5,716	6,768	5,458	101,259
2024	0	0	30	90	241	411	943	2,208	2,890	4,436	5,781	6,844	5,520	102,407
2025	0	0	30	91	243	416	953	2,230	2,919	4,480	5,839	6,913	5,575	103,431
2026	0	0	31	92	245	419	961	2,249	2,945	4,519	5,889	6,973	5,624	104,332
2027	0	0	31	93	247	422	968	2,266	2,967	4,553	5,933	7,025	5,665	105,110
2028	0	0	31	93	249	425	975	2,283	2,989	4,587	5,977	7,077	5,707	105,888
2029	0	0	31	94	251	429	983	2,300	3,011	4,620	6,021	7,129	5,749	106,666
2030	0	0	32	95	253	432	990	2,317	3,033	4,654	6,065	7,181	5,791	107,444

Note: AMI refers to the Washington Metropolitan Area's Annual Median Household Income. In this analysis, the 2005 AMI was estimated to be \$67,952 in 2000 dollars.

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.

**Table 9.7 - Owner Occupied Housing Surplus/Shortage In Loudoun County by AMI Range**

Year	10% AMI	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	125% AMI	Above 125% AMI
2005	-482	-701	-951	-1,753	-2,257	-2,887	-3,137	-6,185	-4,806	-2,629	-2,456	-59	998	22,435
2006	-510	-741	-1,005	-1,852	-2,298	-3,137	-3,031	-6,847	-3,117	-4,645	-2,756	-85	1,117	23,622
2007	-537	-780	-1,057	-1,949	-2,417	-3,299	-3,206	-7,017	-3,234	-4,952	-2,882	-106	1,172	24,865
2008	-559	-812	-1,100	-2,026	-2,502	-3,399	-3,332	-7,351	-3,259	-3,131	-5,210	-144	1,217	25,804
2009	-579	-842	-1,141	-2,102	-2,595	-3,525	-3,443	-7,369	-3,636	-3,048	-5,605	-171	1,265	26,721
2010	-600	-872	-1,182	-2,175	-2,686	-3,600	-3,602	-7,667	-3,756	-3,115	-4,592	-1,460	1,309	27,612
2011	-620	-901	-1,221	-2,248	-2,774	-3,718	-3,712	-7,951	-3,751	-3,018	-5,070	-1,543	1,567	28,247
2012	-639	-928	-1,257	-2,313	-2,855	-3,629	-4,014	-7,282	-4,827	-3,089	-5,227	-1,624	1,616	29,008
2013	-652	-947	-1,282	-2,358	-2,910	-3,695	-3,885	-7,695	-4,929	-3,107	-5,328	-1,722	1,652	29,376
2014	-664	-964	-1,305	-2,400	-2,958	-3,759	-3,690	-8,172	-5,017	-3,123	-2,633	-4,459	1,447	29,695
2015	-675	-981	-1,327	-2,439	-3,005	-3,817	-3,742	-8,375	-4,783	-3,455	-2,616	-4,656	1,517	29,959
2016	-685	-996	-1,347	-2,476	-3,049	-3,870	-3,793	-8,578	-4,851	-3,462	-2,293	-5,067	1,510	30,167
2017	-689	-1,002	-1,355	-2,489	-3,060	-3,890	-3,787	-8,776	-4,323	-3,562	-2,148	-4,134	88	29,807
2018	-692	-1,005	-1,359	-2,497	-3,069	-3,900	-3,796	-8,942	-4,349	-3,368	-2,111	-1,260	-3,009	29,590
2019	-693	-1,007	-1,361	-2,499	-3,070	-3,902	-3,799	-9,051	-4,418	-3,321	-2,039	-982	-276	26,136
2020	-693	-1,007	-1,360	-2,498	-3,066	-3,789	-3,900	-9,182	-3,199	-4,167	-2,152	-1,236	1,793	23,641
2021	-692	-1,005	-1,357	-2,491	-3,057	-3,715	-3,862	-9,429	-3,165	-4,153	-1,665	-1,609	1,763	23,199
2022	-689	-1,001	-1,351	-2,480	-3,041	-3,694	-3,845	-9,571	-3,105	-3,746	-2,005	-1,449	1,689	22,611
2023	-685	-996	-1,343	-2,465	-3,021	-3,656	-3,831	-9,454	-3,324	-3,704	-1,418	-1,226	1,133	21,848
2024	-680	-989	-1,333	-2,446	-2,996	-3,623	-3,513	-9,890	-3,285	-3,420	-1,397	-844	1,003	20,774
2025	-674	-980	-1,321	-2,422	-2,966	-3,583	-3,471	-9,797	-3,466	-3,355	-1,308	-818	1,019	19,995
2026	-667	-969	-1,307	-2,385	-2,942	-3,538	-3,423	-9,910	-3,417	-3,291	-1,207	-777	1,411	18,669
2027	-659	-958	-1,290	-2,354	-2,902	-3,488	-3,370	-10,006	-3,379	-3,222	-1,102	-725	1,857	17,233
2028	-645	-937	-1,261	-2,300	-2,832	-3,398	-3,278	-10,073	-3,213	-3,160	-909	-637	2,182	15,470
2029	-630	-915	-1,231	-2,244	-2,761	-3,308	-3,183	-10,143	-3,109	-1,422	-2,418	-489	2,279	13,867
2030	-615	-893	-1,201	-2,187	-2,688	-3,215	-3,087	-10,211	-3,003	-1,257	-1,770	-205	1,815	12,124

Note: AMI refers to the Washington Metropolitan Area's Annual Median Household Income. In this analysis, the 2005 AMI was estimated to be \$67,952 in 2000 dollars.

Source: Loudoun County Department of Economic Development, U.S. Census Bureau, and AECOM Consult, Inc.

## **Section 10. The Relationship Between Transportation Congestion and Housing Choice**

In this section, the relationship between transportation congestion and housing choice is discussed. This section relies on an academic literature search to make observations about the relationship between these issues.

Although there is little literature that specifically addresses the relationship between *transportation congestion* and housing choices, there is a significant body of literature dating back at least 30 years that discusses transportation access and residential location decisions and commuting times and residential location decisions. In this section, some key findings from a selection of recent and relevant articles related to transportation access and commuting times and their impact on residential location decisions is provided. Following that summary, an annotated bibliography for those articles is provided.

The findings from all the literature examined agree that transportation access and/or commute times have an impact on residential location decisions. However, the overwhelming majority of that literature also agrees that the influence that these transportation issues have on residential location decisions is likely to be relatively small. In fact, many articles identified a number of other factors that are more important than transportation access and commuting time when making a residential location decision. Those factors include (in no particular order):

- Crime
- Family composition (i.e. presence and age of children)
- Housing amenities (including number of bedrooms, lot size etc.)
- Housing price
- Housing unit size
- Microclimate
- Neighborhood (including amenities)
- Proximity to shopping
- Quality of schools
- Racial and ethnic mix

In some cases, the literature did provide evidence of commute times being a relatively more important factor in residential location decisions. For example, it appears that commute times are an important factor when considering residing in an exurban location for households with workers that will be required to commute into the neighboring metropolitan area. In addition, evidence suggests that households that currently are experiencing very long commute place a high priority on commuting times when relocating.

Conversely, evidence of situations in which commute times were relatively unimportant was also indicated in the literature. The most frequently mentioned

example involved the presence of children. In this case, factors such as quality of schools, neighborhood characteristics and crime are demonstrated to far outweigh commute times in terms of importance in residential location decisions. As another example, housing tenure may reduce the importance of commute times when making residential location decisions as people that own housing are demonstrated by the literature to be willing to commute further than people that rent.

Another factor that may weigh heavily on the importance of commuting times is the number of workers in the household. The presence of a second worker in the house adds constraints on housing choices as multiple commutes are considered and balances between those commutes are sought.

In a time where households typically had one worker and cities and towns were monocentric (i.e. one urban employment center), obtaining preferred commute times or transportation access may have been more clearly defined and therefore more easily prioritized. However, with the increase in workers per households, the suburbanization of household and employment centers and many other factors, residential location decisions have likely become increasingly complex and as a result, the weight that commute time and transportation access may have in those decisions appears to have diminished.

### ***Annotated Bibliography***

Bina, Michelle, Kara M. Kockelman, and David Suescun. Location Choice Vis-à-vis Transportation: The Case of Recent Home Buyers. Transportation Research Record. August 2005.

In this study, approximately 1,000 recent movers in San Antonio, TX were surveyed to determine their priorities in residential location selections and tradeoffs from such decisions. The authors determined that the top four reasons to move (in order) were to own one's home, wanting a new/bigger/better home, due to a new job or transfer, and wanting an easier commute. In addition, when asked to rank the importance of housing and location attributes, survey respondents indicated that commute time ranked 6<sup>th</sup> behind price, neighborhood, investment potential, crime, and number of bedrooms. Access to major freeways ranked 9<sup>th</sup>. These findings suggest that commuting time and access are among, but not the most important variables considered in residential location decisions.

Clark, William A.V., Youquin Huang, and Suzanne Withers. Does Commuting Distance Matter? Commuting Tolerance and Residential Change. Regional Science and Urban Economics. 2003.



This study is based on a survey of 2,000 households in the Greater Seattle, WA area. In the study, the authors analyzed whether workers try to minimize commuting distances when they change residences. The findings indicate that both one and two- worker households with relatively large distances between workplace and residence make decreases in commuting distance and time by moving. However, those findings were not observed for households with moderate or short distances between workplace and residence. This finding suggests that housing relocation decisions may be more heavily based on commute times for households that are experiencing very long commutes.

Giuliano, Genevieve and Kenneth A. Small. Is the Journey to Work Explained by Urban Structure? Urban Studies. Volume 30, Issue 9. 1993.

This study is based upon data representing 10.6 million residents and 4.6 million workers located in the Los Angeles, CA metropolitan area. In the study, the authors evaluated the presumption that local imbalances between employment and residential sites strongly influence people's commuting patterns. In doing so, they compared actual commuting times with "required commuting times" (Note: Required commuting times were calculated based on observed patterns of employment and employee locations.) Actual commute times that were in excess of required commute times were classified as "excess" commuting. They determined that excess commuting was somewhere between 50 to 90 percent in Los Angeles. This finding supports the authors' conclusion that travel time to work, though statistically significant, had only a small influence on residential location decisions.

Giuliano, Genevieve. Is Jobs-Housing Balance a Transportation Issue? Transportation Research Record. No. 1305, pp 305-312. 1991.

This paper analyzes policies designed to balance jobs and housing at the local level to determine if those policies are effective solutions for traffic congestion and air pollution concerns. In the study, the author states that:

- There is not convincing evidence that individuals will choose to live near work. Existing evidence suggests that the relationship between where people choose to live and work is complex, and may have little to do with job access considerations
- Other factors such as neighborhood quality, availability of amenities, quality of schools, racial and ethnic mix, microclimate characteristics and others factors are likely more important when making residential location decisions
- Most metro areas are balanced in terms of jobs and housing. Among those that are not, most imbalances are caused by rapid growth and disappear over time

Malpezzi, Stephen. Housing Prices, Externalities, and Regulations in U.S. Metropolitan Areas. Journal of Housing Research. Volume 7, Issue 2. 1996.

In this study, the author analyzed the determinants of housing prices with particular focus on the effects of regulation on land and housing markets. The analysis was conducted on 57 metropolitan areas in the U.S. Although congestion was not explicitly included in the author's model, growth in population and income, each of which are likely correlated with increases in congestion, were included. Those variables were insignificant suggesting the relationship between congestion and housing prices is not strong.

Molin, Eric and Harry Timmermans. Accessibility Considerations in Residential Choice Decisions: Accumulated Evidence from the Benelux. From the proceedings of the Annual Transportation Research Board Meeting. 2003.

In this paper, a decade of research by authors studying the relative importance of accessibility on residential choice in the Benelux is reviewed. The authors concluded that transportation accessibility considerations were significantly less important than housing attributes and attributes related to neighborhood when making residential location decisions.

Sermons, M. William, and Frank S. Koppelman. Representing the Differences between Female and Male Commute Behavior in Residential Location Choice Models. Journal of Transport Geography. 2001.

In this study, the characteristics that account for differences in sensitivity to commutes when making residential location decisions are identified. The authors indicate that a set of important attributes in determining residential choice location include housing costs and size, racial composition, socioeconomic status, commute time, and family status. In addition, the authors identify that there are significant differences in the sensitivity to commutes when making residential choice between males and females, particularly in households where children are present. These findings suggest that commute times are one of many components that may be weighed when making a residential location decision.

Small, Kenneth A. and Shunfeng Song. Wasteful Commuting: A Resolution. Journal of Political Economy. November, 1991.

In this paper, the authors test the theory that households attempt to minimize the combined housing and transportation costs when making a residential location decision. In measuring transportation costs, the authors compare actual commute times to those that would be required based on existing employer and employee location patterns. Actual

commuting times in excess of required commuting times were classified as “wasteful commuting.” Using that measurement, to analyze commuting patterns of 3 million workers in Los Angeles, CA, the authors determined that a significant amount of wasteful commuting did occur (66% higher than required). This finding may suggest that transportation costs are not the predominant cost that a household tries to minimize when making a housing location choice.

So, Kim S., Peter F. Orazem, and Daniel M. Otto. The Effects of Housing Prices, Wages, and Commute Time on Joint Residential and Job Location Choices. American Journal of Agricultural Economics. Volume 83, Issue 4. November 2001.

In this study, the authors examine how wages, housing prices, and commute times effect decisions of where to live and work. The study was conducted based on data from about 9,500 working age adults in central Iowa. The authors concluded that as commuting times within a metropolitan area increase, the proportion of commuters that commute from outside the metropolitan area into the metropolitan area decreases. For example, they state that a 10% increase in commuting times within a metropolitan area would reduce the proportion of commuters from outside the metropolitan area by 17 to 19%. This finding suggests that commuting times are likely to have a strong impact on the decision to live in exurban areas.

Wachs, Martin, Brian D. Taylor, Ned Levine, and Paul Ong. The Changing Commute: A Case Study of the Jobs/Housing Relationship Over Time. University of California Transportation Center. Working Paper No. 167. April, 1993.

This study is based on observations of residential location decisions of 4,000 Kaiser Permanente employees before and after a major corporate relocation. In this study, the authors attempt to determine if employees relocated to minimize commute times. Among their findings, they stated that:

- Over time, when employees moved, they tended to select homes, which in addition to a number of other factors, reduced their commute distance
- The presence of children in a family caused factors such as quality of schools, neighborhood safety, and availability of open space to become more important than travel time when selecting a home
- The data demonstrated that employees would accept a longer commute to buy a house (versus rent)
- For employees that moved, when asked why they moved, safety, neighborhood quality, more living space, and better schools were

ranked as most important. Factors such as distance to friends, family, work, child care, and schools were less important.

Waddell, Paul. Accessibility and Residential Location: The Interaction of Workplace, Residential Mobility, Tenure, and Location Choices. From the proceedings of the 1996 Lincoln Land Institute TRED Conference. 1996.

The author examines the interactions within single and dual worker households between workplace location, residential mobility, tenure, and location choices based on a survey of 4,000 households in Honolulu, HI. In analyzing travel patterns, the author concludes that homeownership and the presence of a second worker in the house add constraints on housing choices that lead to longer commutes. This suggests that, as households increasingly have had more than one worker, commuting distance or time has become a less important characteristic when making residential location decisions over time.

## **Section 11. Establishments by Employment Size in Loudoun County**

In this section, establishment sizes in Loudoun County, as measured by employees, will be profiled. This section relied upon data published by the U.S. Census Bureau in their *County Business Patterns* and *ZIP Code Business Patterns* publications.

This section begins by providing an overview of establishments in Loudoun County by employment size for the 1995 to 2003 period. Then, establishment sizes by ZIP code for the year 2003 are provided in a subsequent table. Because ZIP code boundaries do not perfectly correspond to county boundaries, the sum of establishments by employment size for all zip codes will not be comparable to total establishments in Loudoun County.

**Table 11-1. Establishments by Employment Size in Loudoun County**

Year	Total Establishments	Number of Establishments by Employment Size								
		1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 +
1995	3,198	1,757	645	381	269	82	48	12	4	0
1996	3,439	1,901	686	413	288	95	42	9	5	0
1997	3,679	2,038	705	449	306	112	54	10	4	1
1998	3,920	2,205	714	483	334	106	56	16	5	1
1999	4,122	2,275	789	485	354	122	68	22	5	2
2000	4,509	2,466	853	550	384	144	78	23	7	4
2001	4,724	2,503	884	623	419	178	84	24	6	3
2002	5,449	2,893	986	731	515	201	86	28	6	3
2003	5,712	3,043	1,016	773	545	203	95	27	6	4

Source: 2003 County Business Patterns.

**Table 11-2. Employment by Establishment Size by ZIP Code in Loudoun County, 2003**

ZIP Code	Town/Area	Total Establishments	Number of Establishments by Employment-size class								
			1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 +
20101	DULLES	11	5	2	1	1	2	0	0	0	0
20105	ALDIE	59	40	10	6	2	1	0	0	0	0
20107	ARCOLA	7	4	0	1	1	1	0	0	0	0
20117	MIDDLEBURG	133	89	26	12	4	2	0	0	0	0
20118	MIDDLEBURG	80	50	16	8	4	2	0	0	0	0
20120	DULLES	455	321	61	37	24	8	3	1	0	0
20129	PAEONIAN SPRINGS	12	8	2	2	0	0	0	0	0	0
20130	SOUTHWEST	11	7	1	2	1	0	0	0	0	0
20131	PHILOMONT	10	9	1	0	0	0	0	0	0	0
20132	PURCELLVILLE	326	198	60	41	17	6	4	0	0	0
20134	PURCELLVILLE	32	20	8	3	1	0	0	0	0	0
20135	BLUEMONT	52	42	3	3	4	0	0	0	0	0
20141	ROUND HILL	64	47	9	7	1	0	0	0	0	0
20142	ROUND HILL	13	7	2	3	1	0	0	0	0	0
20146	ASHBURN	19	10	6	0	1	0	2	0	0	0
20147	ASHBURN	529	338	64	52	50	14	9	1	0	1
20148	ASHBURN	89	77	6	4	1	1	0	0	0	0
20149	ASHBURN	216	108	23	41	29	12	3	0	0	0
20152	CHANTILLY	216	108	23	41	29	12	3	0	0	0
20158	HAMILTON	57	40	11	5	1	0	0	0	0	0
20159	HAMILTON	6	5	1	0	0	0	0	0	0	0
20160	LINCOLN	9	6	1	0	2	0	0	0	0	0
20163	STERLING	2	1	0	0	0	1	0	0	0	0
20164	STERLING	766	391	144	110	78	26	15	2	0	0
20165	STERLING	535	330	84	54	51	10	4	2	0	0
20166	STERLING (Dulles Airport)	1,023	342	186	190	162	76	43	18	5	1
20167	STERLING	12	5	5	1	0	1	0	0	0	0
20175	LEESBURG	633	347	124	82	54	21	4	1	0	0
20176	LEESBURG	726	368	161	104	64	17	8	2	1	1
20177	LEESBURG	26	11	10	3	1	1	0	0	0	0
20178	LEESBURG	17	12	2	3	0	0	0	0	0	0
20180	LOVETTSVILLE	102	75	17	10	0	0	0	0	0	0
20184	WILLISVILLE	22	13	5	2	2	0	0	0	0	0
20197	WATERFORD	36	27	7	1	1	0	0	0	0	0
22066	STERLING	489	358	69	41	16	3	2	0	0	0

Note: Figures do not sum to Loudoun County totals because ZIP code boundaries do not coincide with Loudoun County borders.

Source: 2003 Zip Code Business Patterns.

## Section 12. Median Housing Sales Prices in Loudoun County

In this section, median housing sales prices in Loudoun County are discussed. The information displayed in this section is based upon projections of existing median housing unit sales prices in Loudoun County obtained from Economy.com for the 2003 to 2030 period. Data are displayed in current year dollars (i.e. data are not adjusted for inflation).

This section begins by displaying the estimated median housing sales prices for existing and new housing units in Loudoun County for the 2003 to 2030 period. Housing sales prices for new units were estimated by reviewing the relationship between sales prices for existing housing units and sales prices for new housing units for all units sold in Loudoun County in 2004. In that year, it was determined that the sales price for new units was 136% of that for existing units. That information is contained in the table below. New housing unit prices were determined by multiplying the existing housing unit prices by 136% for each year between 2003 and 2030.

### Relationship Between Existing Housing Unit Sales Prices and New Housing Unit Sales Prices in Loudoun County, 2004

Unit Type	New Housing Units	Existing Housing Units	New Prices as a Percent of Existing Prices
Multifamily	\$312,662	\$234,236	133%
Single Family Attached	\$405,258	\$344,539	118%
Single Family Detached	\$623,621	\$515,274	121%
All Units	\$539,593	\$397,803	136%

Source: Loudoun County Department of Financial Services

The estimated existing and new housing sales prices in Loudoun County were also disaggregated by unit type for new and existing housing units. Existing housing unit sales prices by unit type were estimated by multiplying the projected housing sales price for all units, as obtained from Economy.com, by a ratio for each of the unit types. For example, historical sales prices for single family detached units were, on average, approximately 130% higher than the all unit average in Loudoun County during the 1999 to 2005 period. Similarly, historic sales prices for single family detached and multifamily units in Loudoun County were, on average, 77.4% and 51.8% of the all unit average, respectively. These ratios, which were relatively stable during the 1999 to 2005 period, were multiplied by the projected sales price for all units in Loudoun County from 2003 to 2030 to produce a forecast of existing housing unit sales prices by unit type. This methodology is also discussed in the section entitled Question #2 in *Basic Housing and Employment Data and Projections*.

Data for new housing units by unit type were estimated by multiplying the existing housing unit price by unit type times the appropriate ratio as displayed in the table above. These calculations were conducted for all unit types for new and existing units for the 2003 to 2030 period.



**Table 12-1. Estimated Median Existing and New Housing  
Unit Sales Prices in Loudoun County**

<b>Year</b>	<b>Existing Housing Units</b>	<b>New Housing Units</b>
2003	\$369,883	\$501,720
2004	\$448,241	\$608,009
2005	\$567,612	\$769,926
2006	\$645,164	\$875,121
2007	\$665,679	\$902,947
2008	\$650,691	\$882,618
2009	\$629,151	\$853,400
2010	\$616,209	\$835,845
2011	\$610,282	\$827,805
2012	\$609,445	\$826,670
2013	\$613,352	\$831,970
2014	\$621,340	\$842,805
2015	\$632,408	\$857,818
2016	\$645,402	\$875,444
2017	\$658,914	\$893,771
2018	\$671,560	\$910,924
2019	\$683,006	\$926,451
2020	\$693,407	\$940,559
2021	\$702,953	\$953,507
2022	\$711,380	\$964,938
2023	\$718,344	\$974,384
2024	\$723,857	\$981,862
2025	\$728,058	\$987,560
2026	\$731,852	\$992,707
2027	\$735,295	\$997,378
2028	\$738,692	\$1,001,985
2029	\$742,285	\$1,006,859
2030	\$746,143	\$1,012,092

Source: Economy.com and Loudoun County Department of Financial Services.

**Table 12-2. Estimated Median Existing and New Housing Sales Prices by Unit Type in Loudoun County**

Year	Existing Housing Units			New Housing Units		
	Single Family Detached	Single Family Attached	Multifamily	Single Family Detached	Single Family Attached	Multifamily
2003	\$480,440	\$286,266	\$191,422	\$581,462	\$346,459	\$231,673
2004	\$582,220	\$346,910	\$231,975	\$704,643	\$419,855	\$280,752
2005	\$737,270	\$439,295	\$293,751	\$892,295	\$531,666	\$355,518
2006	\$838,003	\$499,316	\$333,887	\$1,014,210	\$604,307	\$404,093
2007	\$864,649	\$515,193	\$344,503	\$1,046,459	\$623,523	\$416,942
2008	\$845,182	\$503,594	\$336,747	\$1,022,898	\$609,484	\$407,554
2009	\$817,204	\$486,923	\$325,599	\$989,036	\$589,308	\$394,063
2010	\$800,393	\$476,907	\$318,902	\$968,691	\$577,186	\$385,957
2011	\$792,695	\$472,320	\$315,834	\$959,374	\$571,634	\$382,245
2012	\$791,607	\$471,672	\$315,401	\$958,058	\$570,850	\$381,720
2013	\$796,682	\$474,696	\$317,423	\$964,200	\$574,510	\$384,167
2014	\$807,058	\$480,878	\$321,557	\$976,757	\$581,991	\$389,170
2015	\$821,435	\$489,444	\$327,285	\$994,157	\$592,359	\$396,103
2016	\$838,312	\$499,501	\$334,010	\$1,014,584	\$604,530	\$404,242
2017	\$855,863	\$509,958	\$341,002	\$1,035,824	\$617,186	\$412,705
2018	\$872,288	\$519,745	\$347,547	\$1,055,704	\$629,031	\$420,625
2019	\$887,156	\$528,603	\$353,471	\$1,073,697	\$639,752	\$427,795
2020	\$900,666	\$536,653	\$358,853	\$1,090,048	\$649,495	\$434,309
2021	\$913,065	\$544,041	\$363,793	\$1,105,054	\$658,436	\$440,288
2022	\$924,011	\$550,563	\$368,155	\$1,118,302	\$666,330	\$445,567
2023	\$933,056	\$555,953	\$371,759	\$1,129,249	\$672,852	\$449,928
2024	\$940,217	\$560,219	\$374,612	\$1,137,915	\$678,016	\$453,381
2025	\$945,674	\$563,471	\$376,786	\$1,144,520	\$681,951	\$456,012
2026	\$950,602	\$566,407	\$378,749	\$1,150,484	\$685,505	\$458,389
2027	\$955,075	\$569,072	\$380,531	\$1,155,897	\$688,731	\$460,546
2028	\$959,487	\$571,701	\$382,289	\$1,161,237	\$691,912	\$462,673
2029	\$964,154	\$574,482	\$384,149	\$1,166,886	\$695,278	\$464,924
2030	\$969,165	\$577,468	\$386,145	\$1,172,950	\$698,891	\$467,340

Source: Economy.com and Loudoun County Department of Financial Services.

## **Section 13. Occupational Employment and Wages in Loudoun County**

In this section, several aspects of Loudoun County's occupational employment and wages are discussed. Occupational employment differs from industrial employment in that occupational employment measures employees by the type of work that they do (i.e. waitress or waiter) while industrial employment measures employees by the type of activity that occurs the workplace (i.e. accommodation & food services).

Occupational data are not available at the county level with any significant detail. However, those data can be estimated based on the industrial employment within a county and the national industry-occupation matrix. That matrix provides information on the composition of employment by occupation that would typically comprise each industry. For example, that matrix may indicate that employment in the Accommodation & Food Services industry is comprised of 3.6% bartenders, 2.7% cashiers, 19.1% waiters and waitresses and so forth. Using that matrix and industrial employment data obtained from the Virginia Employment Commission for the second quarter of 2005, Loudoun County's occupational profile was estimated. This section begins by displaying that information in a table that is aggregated to major occupations only. Detail for all occupations with 10 or more employees is provided in a subsequent table at the end of this section.

Projected changes in employment by occupation at the national level are routinely published by the Bureau of Labor Statistics. That information can be used to estimate what Loudoun County's occupational profile may be in 2014, assuming that occupational changes in Loudoun County correspond with national changes. After displaying the occupational employment changes projected to occur in the U.S. between 2004 and 2014, as published by the Bureau of Labor Statistics, this section will display Loudoun County's estimated occupational profile for 2005 and 2014.<sup>1</sup>

This section also contains information related to the impact that occupational changes in Loudoun County may have on the average wage. By analyzing changes projected to occur in Loudoun County's occupational profile between 2005 and 2014 and estimates of wages by occupation in 2005 in the Washington Metropolitan Area, it can be determined whether the projected change in occupations in Loudoun County will generally be toward higher or lower wage jobs. Based on that review, it appears that the all industry average annual wage will increase. This suggests that the changes in Loudoun County's occupational employment will disproportionately occur in occupations that earn a relatively high wage in Loudoun County.

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<sup>1</sup> The employment growth projected to occur in Loudoun County was adjusted to concur with Loudoun County's socioeconomic forecast.

**Table 13-1. Estimated Occupational Profile in Loudoun County in 2005,  
Major Occupational Groups Only**

<b>Occupation</b>	<b>Employment</b>
Office and administrative support occupations	21,876
Sales and related occupations	12,799
Construction and extraction occupations	10,177
Food preparation and serving related occupations	9,051
Education, training, and library occupations	6,331
Installation, maintenance, and repair occupations	5,862
Management occupations	5,469
Production occupations	5,271
Business and financial operations occupations	4,665
Computer and mathematical occupations	3,794
Building and grounds cleaning and maintenance occupations	3,496
Healthcare practitioners and technical occupations	3,356
Personal care and service occupations	2,964
Arts, design, entertainment, sports, and media occupations	2,789
Architecture and engineering occupations	2,393
Protective service occupations	1,973
Healthcare support occupations	1,624
Legal occupations	1,186
Life, physical, and social science occupations	1,075
Community and social services occupations	943
Farming, fishing, and forestry occupations	398
Transportation and material moving occupations	12,439

*Source: Bureau of Labor Statistics, Virginia Employment Commission, and AECOM Consult, Inc.*

**Table 13-2. Projected Employment Growth by Occupation in the U.S., 2004 to 2014**

Industry	Employment				Change	
	Number		Percent distribution			
	2004	2014	2004	2014	Number	Percent
Total, all Occupations	145,612	164,540	100.0%	100.0%	18,928	13.0%
Management occupations	9,115	10,147	6.3%	6.2%	1,032	11.3%
Business and financial operations occupations	5,873	6,996	4.0%	4.3%	1,123	19.1%
Computer and mathematical occupations	3,153	4,120	2.2%	2.5%	967	30.7%
Architecture and engineering occupations	2,520	2,835	1.7%	1.7%	315	12.5%
Life, physical, and social science occupations	1,316	1,532	0.9%	0.9%	216	16.4%
Community and social services occupations	2,317	2,800	1.6%	1.7%	483	20.8%
Legal occupations	1,220	1,414	0.8%	0.9%	194	15.9%
Education, training, and library occupations	8,698	10,438	6.0%	6.3%	1,740	20.0%
Arts, design, entertainment, sports, and media occupations	2,515	2,890	1.7%	1.8%	375	14.9%
Healthcare practitioners and technical occupations	6,805	8,561	4.7%	5.2%	1,756	25.8%
Healthcare support occupations	3,492	4,656	2.4%	2.8%	1,164	33.3%
Protective service occupations	3,138	3,578	2.2%	2.2%	440	14.0%
Food preparation and serving related occupations	10,739	12,453	7.4%	7.6%	1,714	16.0%
Building and grounds cleaning and maintenance occupations	5,582	6,530	3.8%	4.0%	948	17.0%
Personal care and service occupations	4,721	5,713	3.2%	3.5%	991	21.0%
Sales and related occupations	15,330	16,806	10.5%	10.2%	1,476	9.6%
Office and administrative support occupations	23,907	25,287	16.4%	15.4%	1,380	5.8%
Farming, fishing, and forestry occupations	1,026	1,013	0.7%	0.6%	-13	-1.3%
Construction and extraction occupations	7,738	8,669	5.3%	5.3%	931	12.0%
Installation, maintenance, and repair occupations	5,747	6,404	3.9%	3.9%	657	11.4%
Production occupations	10,562	10,483	7.3%	6.4%	-79	-0.7%
Transportation and material moving occupations	10,098	11,214	6.9%	6.8%	1,116	11.1%

Source: Bureau of Labor Statistics.

**Table 13-3. Occupational Profile in Loudoun County and Occupational Wages in the Washington Metropolitan Region**

<b>Occupation</b>	<b>2005 Employment</b>	<b>2014 Employment</b>	<b>Annual Wages in the Washington Area, 2005</b>
Office and administrative support occupations	21,876	30,645	\$37,670
Sales and related occupations	12,799	18,512	\$34,830
Construction and extraction occupations	10,177	15,012	\$39,700
Food preparation and serving related occupations	9,051	13,785	\$19,830
Education, training, and library occupations	6,331	9,945	\$50,970
Installation, maintenance, and repair occupations	5,862	8,604	\$42,260
Management occupations	5,469	8,022	\$101,570
Production occupations	5,271	6,973	\$33,880
Business and financial operations occupations	4,665	7,279	\$70,760
Computer and mathematical occupations	3,794	6,447	\$76,100
Building and grounds cleaning and maintenance occupations	3,496	5,366	\$22,660
Healthcare practitioners and technical occupations	3,356	5,506	\$69,090
Personal care and service occupations	2,964	4,692	\$25,670
Arts, design, entertainment, sports, and media occupations	2,789	4,211	\$58,570
Architecture and engineering occupations	2,393	3,544	\$76,100
Protective service occupations	1,973	2,957	\$40,790
Healthcare support occupations	1,624	2,810	\$27,040
Legal occupations	1,186	1,805	\$102,600
Life, physical, and social science occupations	1,075	1,642	\$77,680
Community and social services occupations	943	1,491	\$47,920
Farming, fishing, and forestry occupations	398	523	\$27,250
Transportation and material moving occupations	12,439	18,215	\$31,830

Source: Bureau of Labor Statistics, Virginia Employment Commission, and AECOM Consult, Inc.

**Table 13-4. Estimated Impact that a Change in Occupational Profile will have on Annual Average Wages in Loudoun County**

Measure	Value
2005	\$44,116
2014	\$44,438
Inflation Adjusted Change	\$322
Percent Change	0.7%

*Note: Figures are in 2005 dollars.*

*Source: Bureau of Labor Statistics, Virginia Employment Commission, and AECOM Consult, Inc.*

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Retail salespersons	4,025	\$27,410	\$23,460
Cashiers	3,199	\$16,680	\$18,780
Truck drivers, heavy and tractor-trailer	3,016	\$28,670	\$36,510
Office clerks, general	2,755	\$21,010	\$30,510
Laborers and freight, stock, and material movers, hand	2,632	\$17,760	\$24,000
Customer service representatives	2,096	\$26,560	\$33,270
Combined food preparation and serving workers, including fast food	1,932	\$14,880	\$17,010
Waiters and waitresses	1,931	\$14,620	\$17,290
Bookkeeping, accounting, and auditing clerks	1,770	\$27,120	\$37,090
Janitors and cleaners, except maids and housekeeping cleaners	1,725	\$19,090	\$21,080
General and operations managers	1,637	\$80,490	\$114,370
Secretaries, except legal, medical, and executive	1,611	\$21,740	\$37,830
Carpenters	1,585	\$37,610	\$41,260
Construction laborers	1,577	\$27,690	\$27,180
Stock clerks and order fillers	1,486	\$23,450	\$23,710
Executive secretaries and administrative assistants	1,327	\$35,180	\$44,120
Truck drivers, light or delivery services	1,285	\$22,870	\$28,140
First-line supervisors/managers of office and administrative support workers	1,194	\$38,690	\$62,370
Elementary school teachers, except special education	1,194	\$54,520	\$57,640
Registered nurses	1,100	\$51,440	\$62,200
Accountants and auditors	1,095	\$55,140	\$66,990
Maintenance and repair workers, general	1,043	\$27,310	\$36,340
Sales representatives, wholesale and manufacturing, except technical and scientific products	1,026	\$50,370	\$58,770
First-line supervisors/managers of retail sales workers	1,002	\$46,410	\$40,800
Postal service mail carriers	956	\$44,460	\$45,540
Electricians	950	\$44,610	\$48,390
Teacher assistants	943	\$18,230	\$24,450
Receptionists and information clerks	922	\$21,120	\$26,010
First-line supervisors/managers of construction trades and extraction workers	912	\$45,920	\$59,790
Business operations specialists, all other	820	\$62,200	\$79,160
Secondary school teachers, except special and vocational education	815	\$47,840	\$64,210
Security guards	811	\$21,480	\$26,690
Landscaping and groundskeeping workers	775	\$22,720	\$22,970
Packers and packagers, hand	715	\$17,170	\$19,910
Plumbers, pipefitters, and steamfitters	697	\$35,690	\$45,520
Lawyers	697	\$134,630	\$131,590
Food preparation workers	693	\$16,210	\$19,480
Sales representatives, services, all other	689	\$46,130	\$67,400
Shipping, receiving, and traffic clerks	676	\$25,760	\$29,360
Cooks, restaurant	673	\$20,870	\$23,190



**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Bus drivers, school	672	\$24,650	\$29,980
Automotive service technicians and mechanics	665	\$24,050	\$43,790
Computer software engineers, applications	664	\$76,150	\$82,710
Industrial truck and tractor operators	649	\$21,820	\$30,670
Maids and housekeeping cleaners	648	\$26,770	\$20,980
Nursing aides, orderlies, and attendants	627	\$27,430	\$25,270
First-line supervisors/managers of food preparation and serving workers	625	\$32,750	\$32,910
Computer support specialists	618	\$40,180	\$48,670
Postal service mail sorters, processors, and processing machine operators	575	\$41,620	\$44,830
Team assemblers	572	\$40,520	\$27,080
Operating engineers and other construction equipment operators	548	\$34,650	\$38,620
Computer systems analysts	537	\$66,700	\$79,020
Telecommunications equipment installers and repairers, except line installers	536	\$58,360	\$55,290
Cooks, fast food	532	\$16,880	\$17,480
Computer programmers	512	\$49,930	\$69,190
Middle school teachers, except special and vocational education	512	\$47,730	\$56,400
Counter attendants, cafeteria, food concession, and coffee shop	502	\$15,190	\$18,100
First-line supervisors/managers of mechanics, installers, and repairers	494	\$49,820	\$63,770
Computer software engineers, systems software	486	\$82,260	\$92,470
Management analysts	484	\$51,360	\$82,010
Telemarketers	448	\$33,370	\$28,540
Counter and rental clerks	435	\$25,050	\$23,440
Bartenders	429	\$16,490	\$21,380
Teachers and instructors, all other	419	\$58,930	\$39,030
Painters, construction and maintenance	419	\$27,540	\$35,750
Dishwashers	417	\$15,960	\$17,160
Billing and posting clerks and machine operators	409	\$24,730	\$34,500
Legal secretaries	399	\$38,430	\$53,970
Advertising sales agents	389	\$63,200	\$53,960
Telecommunications line installers and repairers	384	\$51,540	\$40,830
Heating, air conditioning, and refrigeration mechanics and installers	376	\$45,660	\$45,670
Child care workers	373	\$16,630	\$19,900
Cement masons and concrete finishers	373	\$34,800	\$33,720
Financial managers	363	\$81,220	\$102,580
Hairdressers, hairstylists, and cosmetologists	361	\$33,100	\$32,220
Driver/sales workers	353	\$31,260	\$21,720
Bill and account collectors	353	\$31,140	\$39,530
Cleaners of vehicles and equipment	352	\$17,240	\$19,490
First-line supervisors/managers of production and operating workers	345	\$41,180	\$55,190
Reservation and transportation ticket agents and travel clerks	343	\$29,640	\$32,930

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Network and computer systems administrators	341	\$61,990	\$75,020
Bus and truck mechanics and diesel engine specialists	336	\$32,800	\$39,180
Construction managers	335	\$88,630	\$91,210
First-line supervisors/managers of transportation and material-moving machine and vehicle operators	335	\$44,440	\$61,290
Licensed practical and licensed vocational nurses	334	\$27,780	\$42,690
Data entry keyers	330	\$20,790	\$28,570
Dining room and cafeteria attendants and bartender helpers	326	\$16,290	\$17,200
Police and sheriff's patrol officers	325	\$46,470	\$51,570
Sales representatives, wholesale and manufacturing, technical and scientific products	310	\$70,780	\$80,190
Dispatchers, except police, fire, and ambulance	305	\$26,610	\$32,950
Paralegals and legal assistants	305	\$49,020	\$49,830
Computer and information systems managers	304	\$96,980	\$113,980
Cost estimators	302	\$55,580	\$65,210
First-line supervisors/managers of non-retail sales workers	296	\$63,960	\$81,860
Home health aides	295	\$19,870	\$20,790
Chief executives	294	\$114,400	\$153,270
Managers, all other	294	\$92,810	\$110,170
Sales managers	293	\$90,820	\$97,280
Civil engineers	291	\$67,510	\$78,120
Production, planning, and expediting clerks	290	\$33,280	\$44,080
Helpers--production workers	288	\$16,140	\$25,110
Hosts and hostesses, restaurant, lounge, and coffee shop	277	\$19,260	\$18,550
Inspectors, testers, sorters, samplers, and weighers	276	\$23,260	\$43,410
Flight attendants	274	\$54,160	na
Office and administrative support workers, all other	266	\$20,060	\$32,500
Graphic designers	264	\$47,800	\$51,890
Network systems and data communications analysts	263	\$67,930	\$76,120
Cooks, institution and cafeteria	262	\$25,810	\$27,150
Personal and home care aides	260	\$25,280	\$19,330
Order clerks	258	\$21,540	\$30,500
Sheet metal workers	256	\$40,130	\$41,040
Editors	252	\$32,240	\$55,940
Bus drivers, transit and intercity	245	\$22,860	\$28,110
Drywall and ceiling tile installers	240	\$37,620	\$35,400
Taxi drivers and chauffeurs	235	\$18,820	\$28,820
Tellers	235	\$26,110	\$23,960
Welders, cutters, solderers, and brazers	231	\$26,140	\$39,170
Market research analysts	228	\$45,590	\$77,800
Amusement and recreation attendants	228	\$18,110	na
Roofers	224	\$33,460	\$34,960

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Packaging and filling machine operators and tenders	222	\$18,330	\$24,010
Farmworkers and laborers, crop, nursery, and greenhouse	222	\$16,560	\$22,220
Aircraft mechanics and service technicians	219	\$35,830	\$51,040
Postal service clerks	217	\$46,820	\$47,810
Postsecondary teachers, all other	216	\$72,960	\$48,130
Correctional officers and jailers	215	\$27,310	\$41,400
First-line supervisors/managers of helpers, laborers, and material movers, hand	215	\$35,840	\$46,770
Public relations specialists	213	\$40,360	\$78,020
Brickmasons and blockmasons	213	\$39,200	\$43,160
Administrative services managers	211	\$72,050	\$73,190
Pharmacy technicians	211	\$31,100	\$27,870
Cargo and freight agents	204	\$36,470	\$38,680
Payroll and timekeeping clerks	203	\$26,030	\$37,690
Purchasing agents, except wholesale, retail, and farm products	200	\$35,860	\$70,850
Fitness trainers and aerobics instructors	200	\$37,190	\$33,990
Airline pilots, copilots, and flight engineers	198	\$118,790	\$126,130
Parts salespersons	195	\$33,320	\$31,520
File clerks	194	\$19,330	\$26,200
Laundry and dry-cleaning workers	193	\$20,940	\$20,080
Ushers, lobby attendants, and ticket takers	192	\$15,180	\$16,780
Entertainers and performers, sports and related workers, all other	191	na	na
Preschool teachers, except special education	190	\$23,360	\$27,720
Helpers--installation, maintenance, and repair workers	186	\$19,820	\$26,560
Training and development specialists	184	\$53,660	\$62,540
Helpers--carpenters	184	\$23,230	\$24,700
Sales and related workers, all other	183	\$45,930	\$52,730
Production workers, all other	181	\$22,630	\$25,710
Marketing managers	177	\$106,130	\$101,680
Mail clerks and mail machine operators, except postal service	176	\$29,770	\$28,020
Cooks, short order	176	\$21,680	\$17,060
Recreation workers	175	\$21,330	na
Pharmacists	174	\$90,020	\$81,630
Mechanical engineers	174	\$72,900	\$77,290
Hotel, motel, and resort desk clerks	174	\$20,550	\$21,380
Electrical and electronic engineering technicians	174	\$55,750	\$52,180
Machinists	173	\$38,770	\$39,530
Medical secretaries	172	\$31,790	\$32,150
Automotive body and related repairers	171	\$37,150	\$52,550
Education administrators, elementary and secondary school	170	\$58,100	\$83,880
Employment, recruitment, and placement specialists	170	\$54,900	\$53,400

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Interviewers, except eligibility and loan	170	\$27,440	\$29,040
Engineering managers	170	\$111,340	\$115,570
Medical assistants	169	\$18,110	\$30,170
Special education teachers, preschool, kindergarten, and elementary school	168	\$50,600	\$58,830
Reporters and correspondents	168	\$54,280	\$51,040
Human resources, training, and labor relations specialists, all other	167	\$49,580	\$63,590
Helpers--electricians	166	\$23,840	\$28,090
Electronics engineers, except computer	165	\$73,960	\$88,130
Couriers and messengers	165	\$26,380	\$27,940
All other information and record clerks	163	\$20,160	\$66,800
Educational, vocational, and school counselors	160	\$43,910	\$62,810
Social and human service assistants	159	\$28,460	\$34,770
Food service managers	157	\$58,390	\$49,100
Switchboard operators, including answering service	157	\$28,650	\$26,960
Architectural and civil drafters	156	\$43,630	\$41,730
Architects, except landscape and naval	152	\$76,780	\$69,210
Producers and directors	152	\$64,190	\$66,750
Fire fighters	148	\$43,140	\$42,880
Printing machine operators	147	\$52,420	\$43,980
Computer operators	145	\$26,060	\$38,960
First-line supervisors/managers of housekeeping and janitorial workers	143	\$29,390	\$33,950
Helpers--pipelayers, plumbers, pipefitters, and steamfitters	143	\$22,060	\$26,240
Child, family, and school social workers	143	\$37,250	\$49,410
Financial analysts	141	\$75,480	\$83,400
Real estate sales agents	140	\$52,450	\$60,010
Loan officers	139	\$59,620	\$63,850
Electrical engineers	136	\$78,240	\$81,810
Assemblers and fabricators, all other	135	\$17,420	\$27,220
Kindergarten teachers, except special education	134	\$46,230	\$43,220
Engineers, all other	133	\$72,140	\$100,990
Property, real estate, and community association managers	132	\$66,720	\$75,820
Human resources assistants, except payroll and timekeeping	129	\$30,660	\$39,850
Coaches and scouts	129	\$26,100	\$40,020
Radio and television announcers	128	\$34,730	\$48,090
Actors	128	na	na
Food servers, nonrestaurant	126	\$17,330	\$21,410
Installation, maintenance, and repair workers, all other	126	\$34,720	\$38,170
Computer, automated teller, and office machine repairers	126	\$36,060	\$43,680
Parking lot attendants	126	\$29,200	\$18,830
Librarians	124	\$56,720	\$62,350

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Structural iron and steel workers	123	\$39,680	\$38,730
Industrial machinery mechanics	123	\$30,830	\$47,230
Computer specialists, all other	122	\$66,890	\$57,720
Word processors and typists	121	\$19,930	\$33,770
Self-enrichment education teachers	121	\$27,250	\$40,210
Database administrators	121	\$55,060	\$74,200
Nonfarm animal caretakers	119	\$19,880	\$22,060
Transportation, storage, and distribution managers	118	\$62,060	\$90,160
Insurance sales agents	117	\$60,470	\$49,100
Dental assistants	116	\$25,380	\$33,750
Compliance officers, except agriculture, construction, health and safety, and transportation	116	\$53,860	\$66,830
First-line supervisors/managers of personal service workers	115	\$33,400	\$41,430
Industrial engineers	114	\$75,850	\$79,310
Helpers--brickmasons, blockmasons, stonemasons, and tile and marble setters	110	\$27,340	\$26,620
Veterinary assistants and laboratory animal caretakers	110	\$23,520	\$20,840
Photographers	109	\$43,070	\$42,450
Electrical power-line installers and repairers	109	\$52,660	\$51,950
Butchers and meat cutters	109	\$24,440	\$32,010
Special education teachers, secondary school	108	\$53,360	\$65,520
Mobile heavy equipment mechanics, except engines	108	\$35,140	\$43,760
Medical and health services managers	108	\$95,270	\$83,960
Transportation workers, all other	107	\$52,010	na
Cutting, punching, and press machine setters, operators, and tenders, metal and plastic	106	\$49,060	\$27,310
Loan interviewers and clerks	105	\$35,980	\$35,140
Veterinary technologists and technicians	101	\$37,500	\$28,530
Wholesale and retail buyers, except farm products	100	\$47,120	\$52,290
Service station attendants	100	\$28,710	\$21,460
Securities, commodities, and financial services sales agents	100	\$96,540	\$77,600
Railroad conductors and yardmasters	100	\$38,880	na
Claims adjusters, examiners, and investigators	100	\$59,400	\$47,950
Insurance claims and policy processing clerks	99	\$35,280	\$34,890
Locomotive engineers	99	\$42,490	na
Bakers	99	\$24,000	\$25,620
Chefs and head cooks	99	\$37,760	\$41,080
Civil engineering technicians	98	\$44,480	\$45,840
Sewing machine operators	97	\$22,460	\$23,540
Refuse and recyclable material collectors	97	\$36,020	\$29,160
Tire repairers and changers	96	\$23,760	\$23,720
Tax preparers	95	\$53,580	\$30,660
Paving, surfacing, and tamping equipment operators	95	\$26,030	\$30,350

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Emergency medical technicians and paramedics	95	\$36,010	\$41,660
Graduate teaching assistants	95	\$29,180	\$33,610
Excavating and loading machine and dragline operators	93	\$32,270	\$33,780
Lifeguards, ski patrol, and other recreational protective service workers	93	\$17,900	\$17,900
Library technicians	92	\$35,640	\$36,940
Machine feeders and offbearers	92	\$17,430	\$28,970
Broadcast technicians	90	\$34,540	\$54,200
First-line supervisors/managers of landscaping, lawn service, and groundskeeping workers	90	\$39,130	\$42,360
Instructional coordinators	89	\$68,670	\$60,500
Plasterers and stucco masons	89	\$36,070	\$40,220
Demonstrators and product promoters	89	\$23,060	\$25,140
Surveying and mapping technicians	88	\$39,720	\$39,080
Healthcare support workers, all other	87	\$28,770	\$29,000
Pipelayers	87	\$34,760	\$32,990
Library assistants, clerical	86	\$29,190	\$27,350
Health specialties teachers, postsecondary	85	\$84,610	\$96,350
Office machine operators, except computer	85	\$15,190	\$27,060
Vocational education teachers, postsecondary	84	\$40,370	\$40,470
Construction and building inspectors	84	\$50,200	\$50,620
Education administrators, postsecondary	84	\$92,940	\$88,940
Physicians and surgeons, all other	83	\$104,930	\$120,020
Electrical and electronic equipment assemblers	83	\$34,670	\$37,160
Tile and marble setters	83	\$39,720	\$38,490
Special education teachers, middle school	82	\$42,110	\$58,280
Surveyors	82	\$50,290	\$51,390
Prepress technicians and workers	82	\$58,890	\$38,970
Radiologic technologists and technicians	81	\$51,630	\$54,480
Protective service workers, all other	81	\$29,350	\$43,500
Pressers, textile, garment, and related materials	81	\$19,230	\$19,220
Writers and authors	81	\$53,180	\$56,970
Material moving workers, all other	80	\$33,060	\$35,350
Financial specialists, all other	80	\$63,960	\$79,090
Glaziers	79	\$37,790	\$38,460
Compensation, benefits, and job analysis specialists	79	\$48,740	\$59,540
Computer hardware engineers	79	\$80,620	\$90,280
Highway maintenance workers	78	\$32,790	\$34,260
Vocational education teachers, secondary school	77	\$42,640	\$64,050
Medical records and health information technicians	77	\$33,840	\$34,670
Veterinarians	75	\$65,150	\$96,490
Construction and related workers, all other	75	\$37,490	\$32,650

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Travel agents	74	\$39,070	\$33,860
Telephone operators	74	\$33,330	na
Baggage porters and bellhops	74	\$19,460	\$23,660
Tapers	73	\$41,420	\$33,570
Postmasters and mail superintendents	72	\$53,740	\$59,880
Environmental scientists and specialists, including health	72	\$69,780	\$75,730
Medical and clinical laboratory technologists	71	\$51,940	\$49,280
Technical writers	71	\$64,520	\$63,660
Industrial production managers	70	\$60,680	\$87,430
Gaming dealers	70	\$24,280	na
Motor vehicle operators, all other	70	\$31,510	\$38,020
Medical and clinical laboratory technicians	70	\$35,250	\$35,980
Audio and video equipment technicians	70	\$41,360	\$40,380
Dental hygienists	69	\$61,130	\$83,060
Physical therapists	69	\$61,330	\$68,110
Sales engineers	68	\$91,900	\$76,040
Medical scientists, except epidemiologists	67	\$80,800	\$71,680
Sailors and marine oilers	66	\$36,340	na
Social and community service managers	66	\$58,930	\$65,370
Interior designers	65	\$56,520	\$56,060
Electrical and electronics repairers, commercial and industrial equipment	65	\$52,990	\$48,750
Weighers, measurers, checkers, and samplers, recordkeeping	64	\$18,120	\$30,220
Captains, mates, and pilots of water vessels	64	\$52,440	na
Camera operators, television, video, and motion picture	64	\$53,090	\$57,810
Meat, poultry, and fish cutters and trimmers	63	\$20,210	\$26,290
Conveyor operators and tenders	63	\$18,080	\$28,720
Title examiners, abstractors, and searchers	63	\$44,210	\$40,950
Operations research analysts	62	\$72,720	\$81,690
Chemists	62	\$61,270	\$84,460
Insulation workers, floor, ceiling, and wall	62	\$40,540	\$36,680
Biological technicians	62	\$38,600	\$37,770
Mechanical drafters	62	\$47,000	\$49,180
Community and social service specialists, all other	61	\$40,080	\$41,470
Clinical, counseling, and school psychologists	61	\$57,000	\$63,890
Speech-language pathologists	60	\$58,030	\$69,060
Security and fire alarm systems installers	59	\$49,490	\$37,280
Advertising and promotions managers	59	\$83,920	\$74,230
Engineering technicians, except drafters, all other	58	\$52,130	\$58,680
Floral designers	58	\$21,720	\$28,720
Education, training, and library workers, all other	58	\$44,210	\$48,010

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Helpers, construction trades, all other	57	\$20,710	\$32,320
Environmental engineers	57	\$69,030	\$75,760
Mental health and substance abuse social workers	57	\$28,370	\$46,680
Molding, coremaking, and casting machine setters, operators, and tenders, metal and plastic	56	\$26,810	\$25,160
Cabinetmakers and bench carpenters	56	\$29,690	\$33,630
Art, drama, and music teachers, postsecondary	56	\$39,240	\$66,720
Carpet installers	56	\$38,880	\$32,830
Reinforcing iron and rebar workers	56	\$40,180	\$38,900
Merchandise displayers and window trimmers	55	\$26,100	\$30,740
Railroad brake, signal, and switch operators	55	\$38,170	na
Logisticians	55	\$68,140	\$70,910
Crane and tower operators	55	\$36,480	\$43,950
Photographic processing machine operators	55	\$28,370	\$22,050
Musicians and singers	55	na	na
Medical and public health social workers	55	\$50,660	\$52,250
Business teachers, postsecondary	54	\$50,850	\$64,720
Court, municipal, and license clerks	54	\$28,360	\$36,010
Millwrights	54	\$43,990	\$47,530
Water and liquid waste treatment plant and system operators	54	\$43,820	\$42,080
Rehabilitation counselors	53	\$42,670	\$34,340
Personal care and service workers, all other	52	\$30,120	\$19,030
Art directors	52	\$61,200	\$71,760
Structural metal fabricators and fitters	51	\$32,620	\$31,780
Life, physical, and social science technicians, all other	51	\$28,510	\$60,530
Mixing and blending machine setters, operators, and tenders	51	\$23,900	\$35,580
Electronic home entertainment equipment installers and repairers	51	\$32,350	\$29,720
Aerospace engineers	51	\$83,280	\$103,380
Desktop publishers	50	\$36,940	\$36,680
Procurement clerks	50	\$34,250	\$39,080
Family and general practitioners	50	\$114,140	\$119,910
Multi-media artists and animators	50	\$49,760	\$53,530
Maintenance workers, machinery	50	\$25,170	\$30,040
Rail car repairers	50	\$28,640	na
Manicurists and pedicurists	50	\$16,980	\$23,180
Personal financial advisors	49	\$90,190	\$64,050
Pest control workers	49	\$30,760	\$30,230
Police, fire, and ambulance dispatchers	49	\$40,270	\$36,740
Transportation attendants, except flight attendants and baggage porters	49	\$19,170	\$24,050
Adult literacy, remedial education, and GED teachers and instructors	49	\$51,370	\$37,980
Opticians, dispensing	49	\$31,090	\$39,650



**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Computer-controlled machine tool operators, metal and plastic	48	\$33,870	\$36,380
Biological science teachers, postsecondary	48	\$92,810	\$60,950
First-line supervisors/managers of police and detectives	48	\$66,790	\$88,480
Purchasing managers	48	\$81,830	\$101,550
Food preparation and serving related workers, all other	47	\$19,280	\$22,060
Painters, transportation equipment	47	\$28,060	\$51,570
Human resources managers, all other	47	\$89,310	\$103,890
English language and literature teachers, postsecondary	47	\$43,690	\$56,100
Probation officers and correctional treatment specialists	47	\$28,960	\$46,280
Slaughterers and meat packers	46	\$21,490	na
Crossing guards	46	\$29,280	\$22,830
Chemical technicians	46	\$41,540	\$45,950
Eligibility interviewers, government programs	45	\$29,960	\$37,550
Paper goods machine setters, operators, and tenders	45	\$32,020	\$27,230
Job printers	45	\$46,960	\$39,800
Credit authorizers, checkers, and clerks	45	\$41,210	\$33,400
Detectives and criminal investigators	45	\$77,990	\$80,490
Film and video editors	44	\$41,120	\$35,400
Bindery workers	44	\$27,060	\$34,340
Commercial pilots	44	\$50,690	na
Home appliance repairers	44	\$51,130	\$37,130
Appraisers and assessors of real estate	44	\$69,370	\$72,620
Public relations managers	44	\$100,300	\$107,600
Occupational therapists	43	\$60,390	\$61,260
Respiratory therapists	43	\$45,290	\$51,960
Legal support workers, all other	43	\$58,210	\$73,530
Medical transcriptionists	43	\$25,540	\$35,370
Compensation and benefits managers	42	\$83,590	\$73,700
Law clerks	42	\$38,380	\$42,820
Education teachers, postsecondary	41	\$54,820	\$52,670
Budget analysts	41	\$79,130	\$75,760
Mechanical engineering technicians	41	\$54,760	\$45,180
Meeting and convention planners	40	\$52,600	\$51,390
Helpers--painters, paperhangers, plasterers, and stucco masons	40	\$22,060	\$19,930
Pharmacy aides	40	\$28,940	\$21,080
Fence erectors	40	\$26,400	\$26,130
Mental health counselors	39	\$43,140	\$43,160
Insulation workers, mechanical	39	\$39,990	\$41,190
Insurance underwriters	39	\$57,630	\$57,580
Farmworkers, farm and ranch animals	39	\$20,080	\$23,340

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Helpers--roofers	39	\$21,660	\$25,160
Photographic process workers	39	\$30,760	na
Computer and information scientists, research	38	\$102,920	\$96,370
First-line supervisors/managers, protective service workers, all other	38	\$61,860	\$49,080
Coating, painting, and spraying machine setters, operators, and tenders	38	\$25,280	\$27,130
Credit analysts	38	\$73,720	\$65,030
Elevator installers and repairers	38	\$58,950	\$62,200
Food batchmakers	38	\$24,820	\$23,930
Tax examiners, collectors, and revenue agents	37	\$49,460	\$68,600
Dentists, general	37	\$139,410	\$142,930
Industrial engineering technicians	37	\$44,560	\$58,710
Woodworking machine setters, operators, and tenders, except sawing	37	\$23,790	\$23,460
Transportation inspectors	37	\$56,810	\$90,320
Grinding, lapping, polishing, and buffing machine tool setters, operators, and tenders, metal and plastic	36	\$24,560	\$24,120
Multiple machine tool setters, operators, and tenders, metal and plastic	36	\$30,870	na
Media and communication workers, all other	36	\$55,410	\$67,590
Natural sciences managers	36	\$108,460	\$106,450
Graders and sorters, agricultural products	36	\$16,470	na
Surgical technologists	36	\$31,220	\$39,050
Mathematical science teachers, postsecondary	36	\$93,670	\$59,510
Tool and die makers	36	\$44,890	\$43,350
Funeral attendants	35	\$25,120	\$23,870
Coin, vending, and amusement machine servicers and repairers	35	\$27,730	\$35,050
Real estate brokers	35	\$69,940	\$71,070
Environmental science and protection technicians, including health	35	\$26,750	\$44,430
Rail-track laying and maintenance equipment operators	34	\$36,980	na
Substance abuse and behavioral disorder counselors	34	\$44,340	\$45,250
Health technologists and technicians, all other	34	\$37,920	\$40,630
Massage therapists	34	na	\$36,710
Electrical and electronics drafters	33	\$48,230	\$45,800
Sound engineering technicians	33	\$45,400	\$53,100
Tour guides and escorts	33	\$22,750	\$21,940
Tank car, truck, and ship loaders	33	\$31,750	na
Survey researchers	32	\$44,050	\$31,920
Hazardous materials removal workers	32	\$66,990	\$31,500
Clergy	32	\$40,530	\$40,170
Social workers, all other	32	\$52,570	\$53,320
New accounts clerks	32	\$28,460	\$31,100
Cutting and slicing machine setters, operators, and tenders	32	\$16,480	\$34,400
Legislators	31	\$31,320	\$23,930

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Extruding and drawing machine setters, operators, and tenders, metal and plastic	31	\$35,830	\$26,710
Motion picture projectionists	31	\$19,160	\$21,040
Computer science teachers, postsecondary	31	\$43,340	\$56,290
Stonemasons	30	\$36,500	\$46,720
Commercial and industrial designers	29	\$46,600	\$63,370
Ship engineers	29	\$54,120	\$35,570
Health educators	29	\$52,790	\$54,090
Psychiatric technicians	29	\$28,570	\$31,330
Control and valve installers and repairers, except mechanical door	29	\$44,850	\$44,320
Extruding, forming, pressing, and compacting machine setters, operators, and tenders	29	\$15,850	\$34,340
Physician assistants	28	\$74,000	\$76,080
Brokerage clerks	28	\$47,860	\$35,510
Residential advisors	28	\$22,720	\$24,340
Interpreters and translators	28	\$35,920	\$65,930
Nursing instructors and teachers, postsecondary	28	\$42,100	\$62,620
First-line supervisors/managers of fire fighting and prevention workers	28	\$50,460	\$74,760
Engineering teachers, postsecondary	28	\$111,070	\$79,320
Health diagnosing and treating practitioners, all other	27	\$74,640	\$109,670
Landscape architects	27	\$70,950	\$60,320
Geoscientists, except hydrologists and geographers	27	\$104,000	\$93,320
Boilermakers	27	\$42,980	\$48,270
Earth drillers, except oil and gas	26	\$36,700	\$38,790
Petroleum pump system operators, refinery operators, and gaugers	26	\$50,160	na
Social scientists and related workers, all other	26	\$68,890	\$82,590
Physical therapist assistants	26	\$37,420	\$40,530
Logging equipment operators	26	\$30,090	\$25,900
Tailors, dressmakers, and custom sewers	26	\$24,280	\$24,690
Education administrators, preschool and child care center/program	26	\$56,360	\$39,320
Occupational health and safety specialists	26	\$61,210	\$67,810
Proofreaders and copy markers	26	\$28,590	\$33,930
Lodging managers	26	\$52,860	\$57,840
Healthcare practitioners and technical workers, all other	26	\$49,230	\$33,020
Meter readers, utilities	26	\$34,480	\$36,530
Lathe and turning machine tool setters, operators, and tenders, metal and plastic	26	\$50,950	na
Funeral directors	26	\$56,230	\$55,800
Upholsterers	25	\$27,870	\$29,950
Psychiatric aides	25	\$19,710	\$26,180
Avionics technicians	25	\$47,840	\$44,450
Dietitians and nutritionists	25	\$57,360	\$53,090
Sawing machine setters, operators, and tenders, wood	25	\$22,960	\$26,420

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Gaming change persons and booth cashiers	25	\$16,470	\$23,570
Food cooking machine operators and tenders	24	\$25,560	\$22,110
Environmental engineering technicians	24	\$45,350	\$37,940
Skin care specialists	24	\$27,250	\$29,750
Psychology teachers, postsecondary	24	\$61,960	\$62,010
Electrical and electronics installers and repairers, transportation equipment	24	\$40,180	\$65,600
Stationary engineers and boiler operators	24	\$39,850	\$51,960
Tree trimmers and pruners	23	\$26,270	\$46,050
Training and development managers	23	\$78,360	\$95,210
Surgeons	23	\$111,580	\$148,070
Health and safety engineers, except mining safety engineers and inspectors	23	\$78,760	\$81,610
Floor layers, except carpet, wood, and hard tiles	22	\$38,720	\$33,190
Urban and regional planners	22	\$65,040	\$66,860
Private detectives and investigators	22	\$51,530	na
Mechanical door repairers	22	\$32,760	\$34,310
Outdoor power equipment and other small engine mechanics	22	\$23,550	\$30,100
Physical scientists, all other	21	\$72,160	\$104,920
Broadcast news analysts	21	\$64,320	\$65,570
Chemical plant and system operators	21	\$40,810	na
Electromechanical equipment assemblers	21	\$28,640	\$37,450
Chemical engineers	21	\$75,440	\$89,930
Social science research assistants	21	\$39,450	\$38,810
Internists, general	21	\$138,830	\$167,300
Drafters, all other	20	\$45,370	\$40,960
Farm equipment mechanics	20	\$28,930	\$31,500
Automotive glass installers and repairers	20	\$28,340	\$32,330
Metal workers and plastic workers, all other	20	\$41,300	\$48,360
Medical equipment preparers	20	\$40,430	\$28,360
Gaming supervisors	20	\$26,810	na
Door-to-door sales workers, news and street vendors, and related workers	20	\$23,160	na
Media and communication equipment workers, all other	20	\$46,490	\$82,120
Pesticide handlers, sprayers, and applicators, vegetation	20	\$25,420	\$28,930
First-line supervisors/managers of correctional officers	20	\$42,050	\$58,160
Rail transportation workers, all other	19	\$43,450	na
Foreign language and literature teachers, postsecondary	19	\$53,410	\$51,130
Cardiovascular technologists and technicians	19	\$48,240	\$48,850
Engine and other machine assemblers	19	\$36,330	na
Medical equipment repairers	19	\$41,790	\$38,200
Agricultural equipment operators	19	\$19,140	na
Diagnostic medical sonographers	19	\$58,050	\$59,660

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Crushing, grinding, and polishing machine setters, operators, and tenders	19	\$22,780	\$28,360
Education administrators, all other	19	\$42,910	\$91,970
Shampooers	19	\$16,330	\$16,680
Molders, shapers, and casters, except metal and plastic	19	\$26,220	\$26,070
Jewelers and precious stone and metal workers	18	\$29,190	\$28,250
Biochemists and biophysicists	18	\$80,170	\$63,460
Motorboat mechanics	18	\$33,900	\$32,170
Gaming and sports book writers and runners	18	\$17,060	na
Chemical equipment operators and tenders	18	\$42,190	\$40,780
Electric motor, power tool, and related repairers	18	\$47,320	\$48,690
Communications teachers, postsecondary	18	\$54,010	\$55,700
Physical therapist aides	18	\$24,330	\$25,200
Welding, soldering, and brazing machine setters, operators, and tenders	18	\$37,170	\$34,970
Loan counselors	18	\$37,470	\$35,170
Biological scientists, all other	18	\$67,610	\$93,160
Grinding and polishing workers, hand	17	\$28,580	\$24,260
Helpers--extraction workers	17	\$29,560	\$25,700
Forest and conservation technicians	17	\$31,610	na
First-line supervisors/managers of farming, fishing, and forestry workers	17	\$35,180	\$46,250
Dental laboratory technicians	17	\$33,490	\$44,370
Roustabouts, oil and gas	17	\$26,690	na
Ambulance drivers and attendants, except emergency medical technicians	17	\$18,110	\$23,650
Textile winding, twisting, and drawing out machine setters, operators, and tenders	16	\$23,530	na
Gaming cage workers	16	\$23,040	na
History teachers, postsecondary	16	\$59,450	\$61,750
Septic tank servicers and sewer pipe cleaners	16	\$32,330	\$35,630
Power plant operators	16	\$56,100	\$55,240
Chemistry teachers, postsecondary	16	\$64,170	\$63,300
Semiconductor processors	16	\$32,930	na
Dancers	16	na	na
Separating, filtering, clarifying, precipitating, and still machine setters, operators, and tenders	16	\$28,850	\$29,060
Barbers	16	\$23,270	\$21,810
Physicists	15	\$78,990	\$107,070
Drilling and boring machine tool setters, operators, and tenders, metal and plastic	15	\$30,210	na
Rail yard engineers, dinkey operators, and hostlers	15	\$35,580	na
Air traffic controllers	15	\$67,220	\$126,440
Directors, religious activities and education	15	\$39,790	\$39,880
Ophthalmic laboratory technicians	15	\$26,920	\$30,460
Agricultural and food science technicians	15	\$29,460	na
Philosophy and religion teachers, postsecondary	15	\$58,140	\$55,700

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Statisticians	15	\$75,120	\$77,930
Furniture finishers	15	\$32,950	\$38,240
Plating and coating machine setters, operators, and tenders, metal and plastic	15	\$48,520	\$50,500
Electronic equipment installers and repairers, motor vehicles	15	\$47,490	\$34,570
Motorcycle mechanics	15	\$36,550	\$38,600
Textile knitting and weaving machine setters, operators, and tenders	15	\$23,730	na
Statistical assistants	15	\$35,970	\$40,920
Designers, all other	15	\$56,660	\$61,560
Locker room, coatroom, and dressing room attendants	14	\$20,350	\$18,140
Grounds maintenance workers, all other	14	\$19,120	\$29,270
Zoologists and wildlife biologists	14	\$59,550	\$80,580
Paperhangers	14	\$38,040	\$39,720
Fine artists, including painters, sculptors, and illustrators	14	\$38,670	\$45,060
Counselors, all other	14	\$44,430	\$38,770
Cartographers and photogrammetrists	14	\$60,450	\$69,440
Recreation and fitness studies teachers, postsecondary	13	\$50,560	\$49,570
Textile, apparel, and furnishings workers, all other	13	\$29,170	\$29,040
Athletes and sports competitors	13	\$42,350	\$66,370
Aircraft cargo handling supervisors	13	\$40,010	\$40,160
Choreographers	13	\$38,510	\$45,990
Rolling machine setters, operators, and tenders, metal and plastic	13	\$29,380	\$25,170
Materials engineers	13	\$65,970	\$90,490
Agents and business managers of artists, performers, and athletes	13	\$103,710	\$51,420
Judges, magistrate judges, and magistrates	13	\$91,500	na
Concierges	13	\$22,690	\$30,850
Microbiologists	13	\$61,290	\$78,160
Fiberglass laminators and fabricators	13	\$34,250	\$31,980
Signal and track switch repairers	12	\$39,770	na
Nuclear engineers	12	\$88,780	\$105,910
Building cleaning workers, all other	12	\$28,380	na
Vocational education teachers, middle school	12	\$46,100	\$66,330
Locksmiths and safe repairers	12	\$31,460	\$41,090
Manufactured building and mobile home installers	12	\$23,960	na
Recreational vehicle service technicians	12	\$40,550	na
Sociology teachers, postsecondary	12	\$59,020	\$55,940
Anesthesiologists	12	\$164,710	\$147,700
Electrical and electronics repairers, powerhouse, substation, and relay	12	\$55,260	\$56,850
Forging machine setters, operators, and tenders, metal and plastic	12	\$25,020	na
Painting, coating, and decorating workers	12	\$22,790	\$28,790
Riggers	12	\$43,570	\$30,870

**Table 13-5. Estimated Occupational Profile In Loudoun County, 2005**

Occupation	Employment	Average Annual Wage	
		U.S.	Washington MSA
Optometrists	12	\$100,160	\$86,030
Gaming service workers, all other	12	\$28,100	na
Pediatricians, general	12	\$130,360	\$109,350
Cutters and trimmers, hand	12	\$25,240	na
Gas plant operators	12	\$48,070	na
Entertainment attendants and related workers, all other	11	\$17,560	na
Slot key persons	11	\$36,910	na
Athletic trainers	11	\$29,450	\$37,670
Embalmers	11	\$39,580	\$40,750
Actuaries	11	\$101,460	\$78,970
Umpires, referees, and other sports officials	11	\$28,790	\$49,510
Financial examiners	11	\$64,420	\$99,730
Cooks, all other	11	\$25,530	\$25,740
Political science teachers, postsecondary	11	\$65,740	\$63,810
Psychiatrists	11	\$91,010	\$114,020
Law teachers, postsecondary	11	\$95,590	\$103,950
Dietetic technicians	11	\$71,050	\$26,010
Court reporters	11	\$31,830	\$43,610
Set and exhibit designers	11	\$64,870	\$56,470
Physics teachers, postsecondary	11	\$70,650	\$72,600
Economists	11	\$75,930	\$96,120
Music directors and composers	11	\$57,480	\$57,440
Milling and planing machine setters, operators, and tenders, metal and plastic	10	\$33,620	na
Correspondence clerks	10	\$30,320	\$42,880
Recreational therapists	10	\$32,080	\$41,290
Occupational therapist assistants	10	\$36,780	\$42,240
Chiropractors	10	\$83,530	\$121,060
Cementing and gluing machine operators and tenders	10	\$25,990	na
Economics teachers, postsecondary	10	\$74,590	\$70,170
Farm and home management advisors	10	\$46,450	na
Floor sanders and finishers	10	\$30,760	\$27,150
Furnace, kiln, oven, drier, and kettle operators and tenders	10	\$34,100	na
Electro-mechanical technicians	10	\$44,270	\$56,810
Pump operators, except wellhead pumpers	10	\$27,940	na
Respiratory therapy technicians	10	\$36,660	\$40,240

Note: All other occupations had less than 10 employees.

Source: Bureau of Labor Statistics, Virginia Employment Commission, and AECOM Consult, Inc.